



**Real Estate Auction**  
Live Onsite Bidding  
**Sunday, October 22, 2023 @ 1:00pm**  
**1648 Black Road**  
**Hamilton, Ohio 45013**  
**BUY NOW BID PRICE ~ \$490,000**

**Online  
Bidding  
Available**



**PROPERTY DESCRIPTION:** 2,514+/- SF, 3 BR, 3.5 Bath, Log home built in 1991 over partial basement on 2+/- picturesque acres. Includes 2+ Car basement garage, stone fireplace, open loft area, sheds, greenhouse, generator, front veranda, back deck, screened porch and a koi pond. Must see to appreciate!

**BUTLER COUNTY PID:** K4610010000065 **ANNUAL TAXES:** \$3,626

**INSPECTIONS:** By appointment only

**TERMS:** Property sells As-Is with no contingencies for financing, inspections or otherwise subject to confirmation of very motivated POA at the conclusion of bidding on auction day. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer pays all closing costs.

**DEPOSIT AND CLOSING:** Successful bidder will be required to deposit 10% of the total contract price at the conclusion of bidding if onsite or by end of business on October 23, 2023 if bidding online. Closing required on or before November 23, 2023 through M & M Title Company.

**BUY NOW TERMS:** Sale shall be subject to all terms of auction as outlined above, including 10% Buyer's Premium, at the Buy-Now Bid price of \$490,000. If Buy Now is exercised prior to September 22, 2023, closing will occur on October 24, 2023. If exercised on or after September 23, 2023, closing will be required within 30 days of acceptance.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online bidding increment for this auction is \$500.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 increments up to your maximum. You will be notified by email if your maximum is out-bid by another bidder.

**Real Time Simulcast Bidding:** On Auction Day, Pre-Bidding will be closed at 12:30pm. Simulcast Bidding window will open at 12:50pm with live bidding commencing at 1:00pm starting at the current high pre-bid.

**Realtor Participation:** Contact Auctioneer for terms & requirements.

**Tim Lile – Auctioneer/Asset Advisor**  
**(937)689-1846 ~ TimLileAuctioneer@gmail.com**

**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

**\*Ordered Sold by Bonnie Clark, Executor for the Estate of Robert C. Glover\***  
Butler County Probate Case #PE23-05-0448

**Live Personal Property Auction Same Day Beginning @ 11:00am**

**See [www.LunsfordAuctioneers.com](http://www.LunsfordAuctioneers.com) for Details**

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