



## ONLINE REAL ESTATE AUCTION

210 Wolf Avenue  
Englewood, Ohio 45315

Bidding Ends:

**Monday, March 25<sup>th</sup> @ 1:00pm**

**Tax Appraised Value \$233,990 ~ Bid Your Price!**

*As Englewood Masonic Lodge #743 has merged with Vandalia Masonic Lodge #742, they are selling their former meeting hall and surplus movable assets.*

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 5,920+/- SF Meeting Hall on .678+/- acre lot with Ingress/Egress to both Wolf Ave., and Brownstone Drive. Excellent Opportunity for a Church, Banquet Center or redevelopment.

**MONTGOMERY COUNTY PID's:** M57 00118 0011; M57 00123 0003; M57 00118 0037

**ANNUAL TAXES:** Unknown as current owner is tax exempt.

**INSPECTION:** Thursday, 3/21/24 ~ 3:00pm to 4:30pm or by appointment.

**TERMS:** All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells As-Is with no contingencies for financing, inspections or otherwise subject to seller confirmation at the conclusion of bidding. 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 by 12:00pm on March 26, 2024. Close on or before April 25, 2024 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

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

**Max 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.

**Bid Extensions:** If a bid is placed in the last 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 minute period of time elapses after the stated auction end time with no advance in the bidding.

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

***NOTE: Online Auction of contents will start closing 3/25/24 @ 7:00pm  
via LunsfordAuctioneers.com***

**Tim Lile – Auctioneer/Asset Advisor**

**(937)689-1846**

**TimLileAuctioneer@gmail.com**

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

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