



ONLINE REAL ESTATE AUCTION

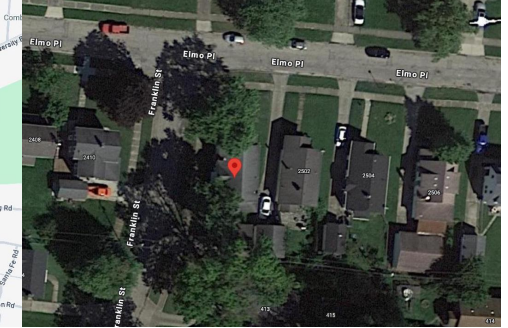
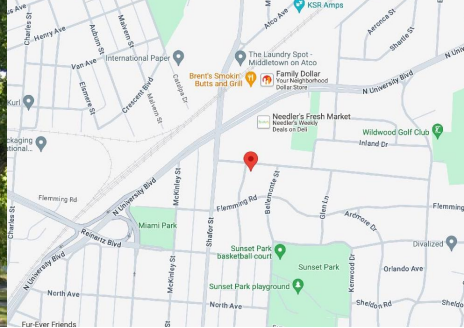
2500 Elmo Place
Middletown, Ohio 45227

Bidding Ends:

Tuesday, June 11th @ 6:30pm

Zestimate \$157,700 ~ Bid Your Price

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,023+/- SF, 2 Bedroom, 1 Bath Bungalow built in 1929 over a full basement on .11+/- acre platted lot. Numerous updates including new kitchen faucet and garbage disposal in 2021; new roof, gutters, pex pipe plumbing, bathroom sink and shower doors in 2022; new dishwasher in 2023.

BUTLER COUNTY PID: Q6532037000056 **Annual Taxes:** \$2,025

INSPECTION: Call Auctioneer

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 end of business on day after auction end. Close on or before July 11, 2024 through M & M Title Company.

*** 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.

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.

Tim Lile – Auctioneer
(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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