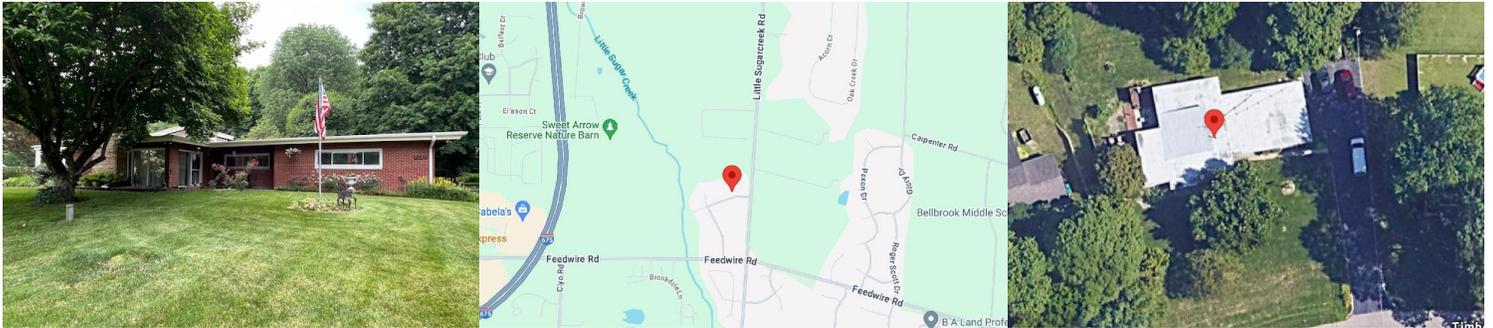




**ONLINE REAL ESTATE AUCTION**  
**5041 Timberly Drive**  
**Dayton (Sugar Creek TWP), Ohio 45440**  
Bidding Ends:  
**Tuesday, June 25<sup>th</sup> @ 6:30pm**  
**Zestimate Value \$301,900 ~ Bid Your Price!**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 1,429+/- SF, 3BR, 2 Bath, Brick Ranch home built in 1955 on .88 acre lot. Includes oversized 2-car attached garage.

**GREENE COUNTY PID:** L32-0001-0002-0-0018-00    **Annual Taxes:** \$4,018

**INSPECTION:** Sat., 6/22 ~ 11am to 12:30pm & Tue., 6/25 ~ 12pm to 1:00pm

**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 26, 2024 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** online bidding increment for this auction is \$1,000.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$1,000 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 @ OhioRealEstateAuctions.com**

**Selling in Cooperation with**

**Don Fodor - RE/MAX Victory + Affiliates**

**\*\*Personal Property Contents also Selling Online @ BidNowLLC.com ending 6/26 & 7:00pm\*\***

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