



REAL ESTATE AUCTION

1749 Gloucester Drive
Fairfield, Ohio 45014

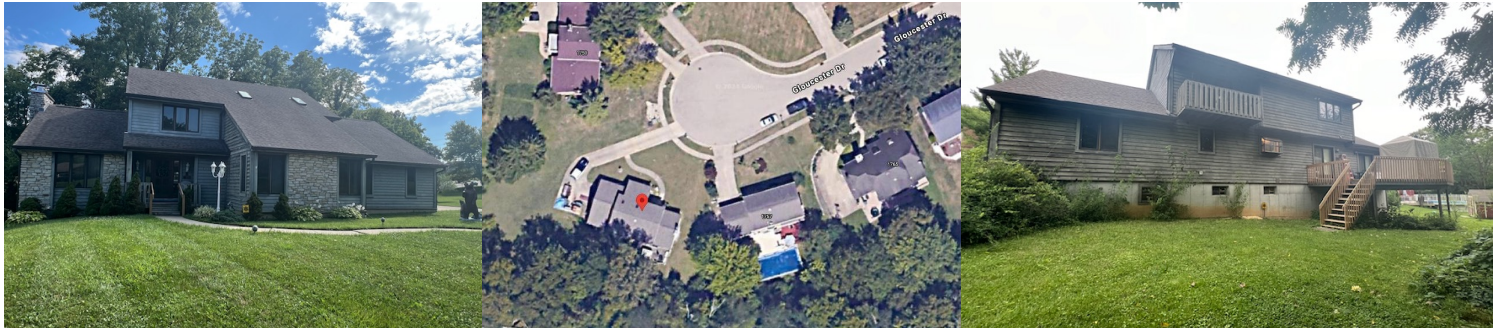
{Live Onsite Bidding}

Sunday, March 23rd @ 1:00pm

{Online Bidding ENDS @ 1:30pm}

Zestimate \$469,600 ~ Bid Your Price @ Auction

**Online
Bidding
Available**



REAL PROPERTY DESCRIPTION: 2,634+/- SF, 5 Bedroom, 4.5 Bath, Home built in 1984 over a full finished 1,300+/- SF basement on .7194+/- acre lot. Includes large attached 2-car garage.

BUTLER COUNTY PID: A0700092000040 **Annual Taxes:** \$4,619

PREVIEW: TBD

TERMS: Property sells As-Is with no contingencies for financing, inspection or otherwise subject to Seller Confirmation at the conclusion of bidding. All desired inspections should be completed prior to placing a bid. 10% Buyer's Premium will be added to winning bid to establish the final contract selling price. Short tax proration in effect. Buyer pays all closing costs.

DEPOSIT AND CLOSING: Successful bidder will be required to deposit 10% of the total contract selling price by check at the conclusion of the auction if present onsite or via wired funds by the end of business the day after auction if bidding online. Closing required on or before April 22, 2025 through M & M Title Company as escrow/closing agent.

* 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.

Live Auction Bidding vs Online Bidding: On Sunday, March 23, 2025 at 1:00pm, the property will be offered for live bidding starting at the current online high bid at that time. Assuming the onsite bid exceeds the online bid level, that figure will be inserted to the online bidding platform. Online bidders will have until 1:30pm to advance the bid. From that time, bidding extensions will be implemented as outlined below.

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.

*****Personal Property Auction follows Real Estate ~ Details @LunsfordAuctioneers.com*****

Estate of Kenneth Chenault (Butler County Case #PE24-09-0914)

Herbert Stover - Executor ~ Christopher Frederick - Attorney

Tim Lile – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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