



REAL ESTATE AUCTION

641 New London Road
Hamilton, Ohio 45013

{Auction Extended - Online Bidding NOW ENDS}

Wednesday, October 16 15th @ 6:30pm

Zestimate \$311,000 ~ Bid Your Price @ Auction!

**Online
Bidding
Only**



REAL PROPERTY DESCRIPTION: 1,576+/- SF, 3 Bedroom, 1 Bath, 2 Half Bath, Split-Level Home built in 1971 over a full basement on .4083+/- acre lot. Includes attached 2-car garage.

BUTLER COUNTY PID: P6412156000029 **Annual Taxes:** \$3,541

INSPECTIONS: 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 November 16, 2024 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.

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

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Bid NOW @ www.OhioRealEstateAuctions.com

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