



ONLINE REAL ESTATE AUCTION

1121 Clover Field Drive
Loveland, Ohio 45140

Bidding Ends:

Tuesday, February 11th @ 6:30pm

Zestimate \$473,400 ~ Bid Your Price @ Auction!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: Enjoy luxury living in this 1,696+/- SF, 3 BR, 2Ba, Ryan Homes Ranch built in 2018 over a full bsmt on .337+/- acre corner lot. Home boasts exceptional custom detail with open kitchen/living/dining area flooded with natural light & a cozy sun room. Large Master suite allows for a sitting space and has a huge walk-in closet. Other amenities include Generac generator, over-sized 2-car garage and finished living space in basement with well-appointed bar. All of this is in the welcoming Willow Brook Farm community complete with walking trails, tree-lined streets and charming ponds tucked away amidst community greenspace. There's even a picnic shelter perfect for an afternoon snack or weekend lunch break. Located near Oasis Golf Club & Loveland Bike Trail. Bonus lower Miami Township Taxes! Convenient arterial Access to I-275 & I-71 for easy commute to Cincinnati.

CLERMONT COUNTY PID: 1825171096 **Annual Taxes:** \$6,061

SCHOOL DISTRICT: Miami TWP/Milford EVSD

INSPECTIONS: Saturday, February 1st & Saturday, February 8th ~ 12:00pm to 1:30pm

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 March 13, 2025 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: 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.

Personal Property Selling in Separate Auction ending 2/19/25 @ 7pm @ BidNowLLC.com

Tim Lile – Auctioneer

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

Disclaimer & Legal Disclosure: Information contained herein was obtained from sources deemed reliable. However, neither Ohio Real Estate Auctions, LLC, Auctioneers, nor their agents will be responsible for any errors or omissions regarding information provided by same. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same. In all reserve auctions, Seller & Seller's agent's are permitted to place bids as provided for in the Ohio Revised Code & the Uniform Commercial Code. This right is negated in the case of an absolute auction. All auctions are considered with reserve unless specifically presented as absolute.