



ONLINE REAL ESTATE AUCTION

688 OH 503 S.

West Alexandria, Ohio 45381

Bidding Ends:

Tuesday, July 8th @ 6:30pm

Bid Your Price @ Auction!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,392+/- SF, 3 Bedroom, 1.d Bath, Brick Ranch built in 1965 over a full basement on .54+/- acre lot with oversized 2- car attached garage and 240+/- shed/barn. Updates include: New Roof in 2020; 200 amp Electric in 2020; Generac whole-house generator in 2021.

PREBLE COUNTY PID: H2553030000010000 **Annual Taxes:** \$1,957

INSPECTION: 6/28 ~ 11am to 12 pm & 7/7 ~ 5:30pm to 6:30pm

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% buyer premium amount by end of business on day after auction end. Close on or before August 14, 2025 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/Asset Advisor
(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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***NOTE: Online Auction of contents will open 6/22/25 & start closing 7/9/25 @ 7:00pm
@ BidNowLLC.com***