



## ONLINE REAL ESTATE AUCTION

**3439 Baronwood Boulevard  
Beavercreek, Ohio 45440**

**Bidding Ends:**

**Tuesday, August 26<sup>th</sup> @ 6:30pm**

**Zestimate \$338,300 ~ Bid Your Price @ Auction!**

**Online  
Bidding  
Only**

*As Mrs. Susan K. Hosbach has transitioned to assisted living, we will sell her beautiful condominium and surplus household contents at Online Auction by order of POA - Judith A. Must.*



**PROPERTY DESCRIPTION:** 1,614+/- SF, 2 Bedroom, 2.5 Bath Condominium built in 1995 over a full finished basement with 2+ Car attached Garage. New HVAC in June 2025. Beautifully appointed unit with expansive open floor plan and cathedral ceilings.

**GREENE COUNTY PID:** B42-0006-0009-1-0034-00

**ANNUAL TAXES:** \$5,787 **HOA FEE:** \$597.91

**INSPECTION:** Saturday, 8/23 ~ 12pm to 1pm & Monday, 8/25 ~ 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 the 10% buyer premium amount by end of business on day after auction end. Close on or before September 30, 2025 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.

**Household Contents Selling in Separate Online Auction  
Ending Wednesday, August 27<sup>th</sup> at 7:00pm @ BidNowLLC.com**

**Tim Lile – Auctioneer/Asset Advisor**

**(937)689-1846**

**TimLileAuctioneer@gmail.com**

**Bid NOW @ [www.OhioRealEstateAuctions.com](http://www.OhioRealEstateAuctions.com)**

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