



ONLINE REAL ESTATE AUCTION

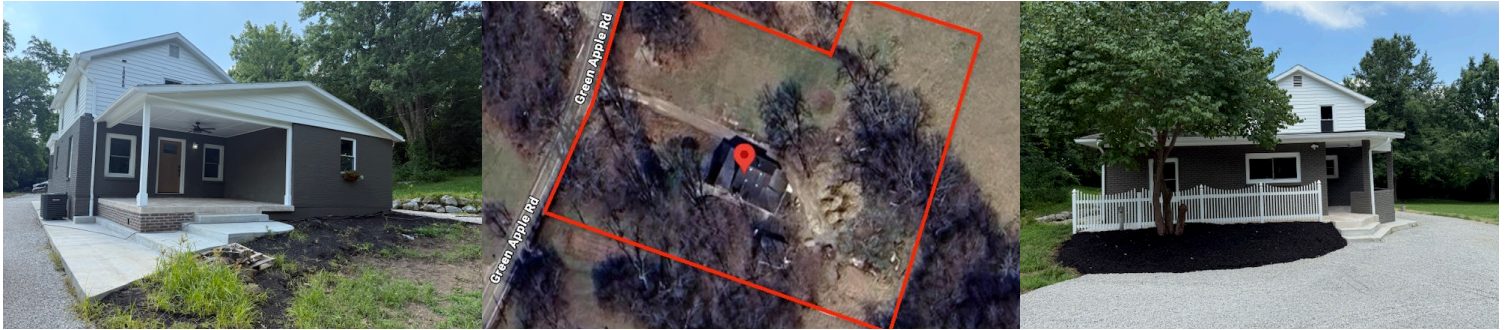
10640 Green Apple Road
Miamisburg, Ohio 45342

Bidding Ends:

Tuesday, September 9th @ 6:30pm

Complete Rehab in 2025 ~ Bid Your Price @ Auction!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 2,086+/- SF, 4 Bedroom, 2 Bath, 2-Story Country Home built in 1946 over unfinished basement on 2.52+/- acres. Numerous updates include Windows, Kitchen, Flooring, Carpet, Paint Brushed Stainless Whirlpool Appliances & AC. Quiet Country Life can be yours!

MONTGOMERY COUNTY PID: K45 02611 0025 **Annual Taxes:** \$3,986

INSPECTION: Sunday 9/7 12pm to 1pm & Monday 9/8 6pm to 7pm

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 October 9, 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.

Tim Lile – Auctioneer/Asset Advisor

(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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