



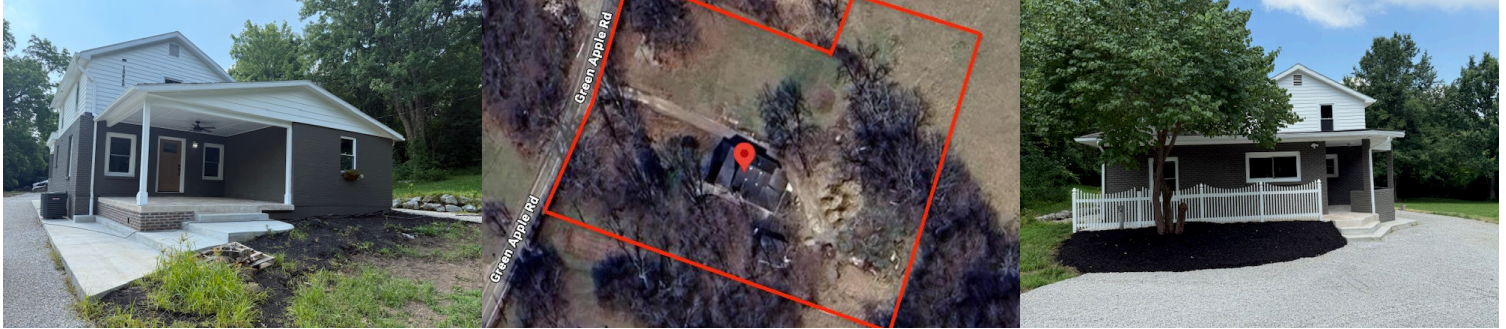
REAL ESTATE AUCTION

10640 Green Apple Road
Miamisburg, Ohio 45342
{LIVE ONSITE BIDDING}

Tuesday, September 30th @ 6:00pm
{ONLINE BIDDING ENDS @ 6:30pm}

Complete Rehab in 2025 ~ Bid Your Price @ Auction!

**Live &
Online
Bidding**



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: Saturday 9/20 ~ 12pm to 1pm & Monday 9/29 6pm to 7pm & 1 Hour Prior to Auction

TERMS: Live Onsite Bidding & with Online Bidding available 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 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.

Live Auction Bidding vs Online Bidding: On Tuesday, September 30, 2025 at 6:00pm, the property will be offered for live bidding starting at the current online high bid at that time. Assuming the onsite bidding exceeds the online bid level, that figure will be inserted to the online bidding platform. Online bidders will have until 6:30pm to advance the bid. From that time, bidding extensions will be implemented as outlined below.

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

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Bid NOW @ www.OhioRealEstateAuctions.com

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