



ONLINE REAL ESTATE AUCTION

132 N. Main Street
Somerville, Ohio 45064

Bidding Ends:

Tuesday, November 4th @ 6:30pm

Bid Your Price @ Auction!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,692+/- SF, 2-Story, 3 Bedroom, 1 Bath Home built in 1914 over a full basement on .2931+/- acre lot. Home boasts charming covered porch and beautiful woodwork and hardwood floors throughout. Includes 2+ car garage/shop.

BUTLER COUNTY PID: F2900066000040 & 56 **Annual Taxes:** \$1,782

SCHOOL DISTRICT: Milford TWP-Talawanda CSD

INSPECTIONS: Tuesdays October 22nd & 29th ~ 4:00pm to 5:00pm

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 December 4, 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 3 minutes before the scheduled auction end time, bidding will extend for an additional 3 minutes. Bid extensions will continue until a 3 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

(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.