



ONLINE REAL ESTATE AUCTION

47 - 49 E. Center Street
Farmersville, Ohio 45325

Bidding Ends:

Tuesday, January 13th @ 2:00pm

Appraised Value \$340,000 ~ Minimum Bid ONLY \$50,000!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 2-unit commercial building.

47 is a 3,870+/- SF restaurant space currently operating as the Farmersville Cafe'. Tenant has a month-to-month lease paying \$800 and all utilities. Tenant desires to remain in place. NOTE: Restaurant equipment is owned by tenant and will not convey.

49 is a 2,575+/- SF vacant commercial space formally used a medical clinic.

MONTGOMERY COUNTY PID: F23 00106 0017 **Annual Taxes:** \$4,882

INSPECTION: January 10th from 11:00am to 12:00pm. Stop in the cafe' for breakfast or lunch to view. They have great food and service!

TERMS: All bidding will be Online-Only at OhioRealEstateAuctions.com. Property sells as-is with no contingencies for financing, inspections or otherwise subject to minimum bid of ONLY \$50,000. 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 February 12, 2026 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: \$500

Max Bid: Place your 'max bid' in the bid box, click the bid button and select whether you want to raise to your maximum or bid the next increment allowing the system to bid on your behalf up to your max bid. You will be notified by email and or text if your maximum is exceeded by another bidder if you enable texts and emails.

Bid Extensions: If a bid is placed in the last 3 minutes before the scheduled auction end time, bidding will extend back out to 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

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