



## ONLINE REAL ESTATE AUCTION

2580 E. Lexington Road  
Eaton, Ohio 45320

Bidding Ends:

**Tuesday, April 21st @ 6:30pm**

**Bid Your Price @ Auction!**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 1,630+/- SF, 3 Bedroom, 1.5 Bath, Brick Ranch built in 1971 on 1.21+/- acre lot. Includes 1,200+/- SF Barn and other outbuildings. Current owner has nurtured this property to be self sustaining with amenities including 3 asparagus plots; fruit trees and plants including: blueberries, strawberries, goji berries, elderberries, black & red raspberries, figs, comfrey, apples, cherries, peaches, (12) 12x4 raised beds all organically maintained. Other features include: chicken coops; built in smoker/bbq; solar dehydrator; sheep shelter; wood-fired cookstove; composting units. 1 beehive and chickens will also be available to buyer if interested.

**PREBLE COUNTY PID:** L39823620000003000 **Annual Taxes:** \$1,792

**INSPECTIONS:** Tuesday 4/14 ~ 5:30pm to 6:30pm & Sunday 4/19 ~ 11am to 12pm

**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 May 21, 2026 through M & M Title Company.

**\* ONLINE BIDDING NOTES:**

**Bid Increment:** \$1,000

**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

**Selling in cooperation with Marilyn Haber &**



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

**NOTE: Household Contents will sell in separate Online Auction @ BidNowLLC.com commencing on April 1, 2026**

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