



ONLINE REAL ESTATE AUCTION

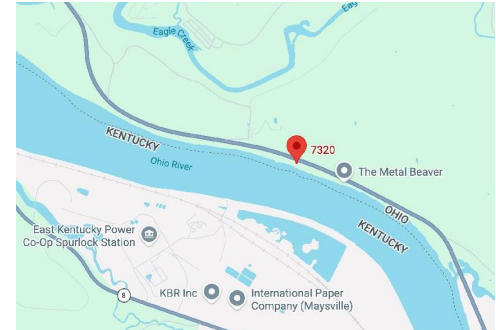
7320 US 52
Ripley, Ohio 45167
Bidding Ends:

Online
Bidding
Only

Thursday, June 11th @ 6:30pm

Zestimate \$328,065 ~ Tax Value \$287,990 ~ Bid Your Price @ Auction!

Capture the majestic, untamable, and poetic nature of the Ohio River!



PROPERTY DESCRIPTION: 2,250+/- SF, 3 Bedroom, 2 Bath Home built in 1978 over a partial basement on 1.31+/- acre lot. Includes detached 5-Car Garage; Boat Ramp; NEW Frigidaire Kitchen Appliances; Expansive, multi-level Wood Deck overlooking the majestic Ohio River.

BROWN COUNTY PID: 12-023496.0000 **Annual Taxes:** \$3,213

INSPECTIONS: 6/2/26 ~ 4pm to 6pm & 6/6/26 ~ 11am to 1pm

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 July 9, 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/Asset Advisor
(937)689-1846

TimLileAuctioneer@gmail.com

Bid NOW @ www.OhioRealEstateAuctions.com

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