

REAL ESTATE AUCTION

11930 STONE MILL ROAD

CINCINNATI, OHIO 45251

OhioRealEstateAuctions

LLC

ONLINE BIDDING
AVAILABLE

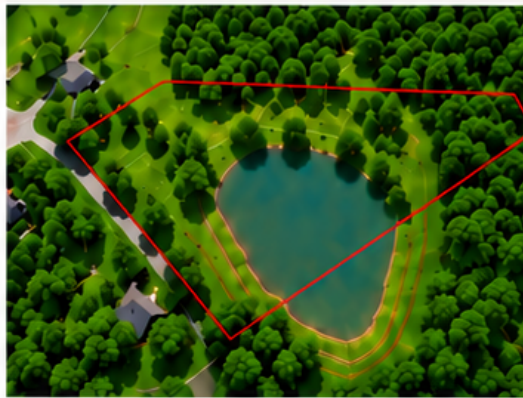


LIVE ONSITE AUCTION
SUNDAY, AUGUST 16TH
@ 1:00PM



ONLINE BIDDING AVAILABLE
@ OhioRealEstateAuctions.com
ENDING @ 1:30PM

OPPORTUNITY IS KNOCKING ~ BID YOUR PRICE @ AUCTION!



4,136+/- SF
Home Built in 1994



3 BEDROOMS
4 BATHROOMS



2-Car Attached Garage
4-Car Detached Garage



3.26+/- ACRES
with Shared Pond

Home over a full basement with finished bonus room on 3.26+/- acres. Includes 2-Car attached garage plus 4-car detached garage all in a beautiful setting with a shared pond. Colerain-Northwest Local School District.



HAMILTON COUNTY PID:
510-0150-0003-00



ANNUAL TAXES: \$10,214



INSPECTIONS:

Wednesday, 8/5 ~ 2pm to 3pm
Saturday, 8/8 ~ 10am to 12pm
Wednesday, 8/12 ~ 2pm to 3pm

TERMS: Property sells As-Is with no contingencies for financing, inspection or otherwise subject to Seller Confirmation at bidding. All desired inspections complete a structing, bid. 10% Buyers Premium will be added to winning addrd to establish the final contract selling price. Short tax proaction in effect. Buyer pays all closing costs.

DEPOSIT & CLOSING: Successful bidder will be required to deposit 10% of the total contract price by check at the conclusion of present onsite or via wired funds by the end of business the day after auction if bidding online. before September 15, 2026 through M & T Title Company as entire closing agent.

ONLINE BIDDING NOTES

➤ Bid Increment:

Online bidding increment for this auction is \$5,000.

➤ Max Bid:

When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$5,000 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 period of time elapses after the stated auction end time with no advance in the bidding.

➤ Live Auction Bidding vs Online Bidding:

On Sunday, August 16, 2026 at 1:00PM, the property will be offered for live bidding starting at the current online high bid at that time. Assuming the onsite bid exceeds the online bid level, that figure will be inserted to the online bidding platform. Online bidders will have until 1:30PM to advance the bid.

➤ Realtor Participation:

Contact Auctioneer for terms & requirements.

*** Personal Property Auction will follow Real Estate ~ Details @ LunsfordAuctioneers.com***

Tim Lile

Auctioneer/Asset Advisor

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