



BANK-OWNED REAL ESTATE AUCTION

**48 Pvt Dr #2496-36
Chesapeake, OH 45619**

Bidding Ends:

Monday, March 25th @ 1:00pm

Tax Value \$172,570 ~ Appraised Value \$130,000 ~ Bid Your Price @ Auction!

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,896+/- SF, 3 Bedroom, 2 Bath, 2-Story built in 1980 over a raised crawl space on 9.68+/- acres. Includes detached garage

LAWRENCE COUNTY PID: 320610900000 **Annual Taxes:** \$1,208

INSPECTION: Call Auctioneer

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. Clean deed at closing with no back taxes or other encumbrances.

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 August 20, 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

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. **PHOTOS NOTE:** Some photos have been enhanced via AI to remove clutter which may result in some variances. Bidder's are strongly encouraged to view the subject property.