



ABSOLUTE

Real Estate Auction

Tuesday, July 14th @ 11:30AM

Sells onsite at:

666-668 Elm Street

Coshocton, Ohio 43812

Online Bidding available at www.BidNowllc.com

Sells Regardless of Price!



No Minimum & No Reserve!

Description: 2,152 Sq. Ft., 2-Story, side-by-side duplex with two 2-Bedroom, 2 Bath units over a full basement. Built in 1910 on a 48' x 118' platted lot. Tax appraised at \$42,660.

Open Inspection: 30 minutes prior to auction.

Coshocton County PID: 0430000348600 **Annual Taxes:** \$750.42

Terms: Sells As-Is to the highest bidder regardless of price with no contingencies for financing or inspection. 10% buyer's premium in effect. Short tax proration. Buyer pays all closing costs. Warranty deed at closing with no liens or encumbrances.

Deposit and Closing: Successful bidder will be required to deposit 10% of the final contract price by cash or check with proper ID PAYABLE to M & M Title Company which will be your non-refundable deposit if you are the successful bidder. Close within 15 days of Auction.

Realtor Participation: 2% Commission available to Ohio Licensee representing a successful bidder who closes on transaction. To collect a commission, Realtor's must: 1) Register your bidder no less than 24 hours prior to auction; 2) Accompany your client to the scheduled Inspection; 3) Accompany your client to the auction; 3) Guide buyer to closing. **NOTE: If bidding online, you must register your client prior to their registering online.**

Tim Lile, CAI - Auctioneer

(937)689-1846

timlileauctioneer@gmail.com

Ohio Real Estate Auctions, LLC

Disclaimer: 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. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.