



Saturday, April 30th @ 11:30am
Auction held on-site at:

**4409 Willow Creek Circle
Bellbrook, OH 45305**



Online Bidding available at www.BidNowllc.com



Description: Beautiful 5,500+ SF, 2-Story home over full, finished basement with 4+ car attached garage situated on 5.5 +/- acres with 2 stocked ponds. Builder built this home for himself with all the amenities, but says it is now time to downsize. The home features 5 bedrooms, 3 full bathrooms, 2 half baths, open eat-in kitchen and living room area, dining Room, library with cathedral ceiling, study, walk-in pantry, laundry room, mud room plus a bonus room above the garage great for an office or In-Law Suite. 24 x 24 Master bedroom features his & her walk-in closets, double vanity and a spa tub. Additional amenities include 2 fireplaces, hardwood floors, sunroom, 2 covered porches, 3 Trane AC units, whole-house sound system, and a lovely gazebo for quiet reflection. You must see this house to believe it! It is possible the Buy-Now will be exercised and we never get to auction. Don't miss out!

“Buy-Now” @ \$810,000 or Sells at Auction subject to Minimum Bid of ONLY \$600,000!

Inspections: Saturday, April 16th 10:00am – 12:00pm (Brokers Only Preview)
Sunday, April 17th 1:00pm to 2:00pm
Sunday, April 24th 1:00pm to 2:00pm
Wednesday, April 27th 6:00pm to 7:30pm

Greene County PID: L32-0001-0006-0-0069-00 **Annual Taxes:** \$16,050.34

Terms: Sells as-is, subject to Minimum bid of \$600,000 or Buy-Now of \$810,000 prior to auction! 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. Possible delayed possession of 30 days after closing with 1 month Seller-paid rent to buyer of \$1,500.

Deposit and Closing: Successful bidder will be required to deposit 10% of the total 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 40 days of Auction.

Realtor Participation: Commission available to 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 1:** If bidding online, you must register your client prior to their registering online. **NOTE 2:** If exercising the Buy-Now, offer must be presented on forms provided by the auctioneer.

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Ohio Real Estate Auctions, LLC

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