



ONLINE REAL ESTATE AUCTION

2770 Rushland Drive
Dayton, Ohio 45419

Bidding Ends:

Tuesday, January 14th @ 6:30pm

Zestimate \$159,400 ~ Minimum bid ONLY \$94,500

As Betty Delores Mahorney, owner, has moved into an assisted living facility, her Power of Attorney, Megan Hersman, has ordered the sale of this Kettering home and contents.

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 1,371+/- SF, 3 Bedroom, 1 Bath, Cape Cod built in 1945 over a crawl space on .12+/- acre platted lot. Includes detached garage with alley access.

MONTGOMERY COUNTY PID's: N64 00803 018 & 0197 **Annual Taxes:** \$3,126

SCHOOL DISTRICT: Kettering CSD

INSPECTION: Sunday, January 12th ~ 12pm -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 minimum bid of \$94,500. 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 10% of the total contract price by end of business on day after auction end. Close on or before February 13, 2025 through M & M Title Company.

*** ONLINE BIDDING NOTES:**

Bid Increment: online bidding increment for this auction is \$500.

Max Bid: When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$500 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 5 minutes before the scheduled auction end time, bidding will extend for an additional 5 minutes. Bid extensions will continue until a 5 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

**NOTE: Online Auction of home contents will end January 22nd
@ BidNowLLC.com**

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