



ONLINE REAL ESTATE AUCTION

1899 Woodman Center Drive
Kettering, Ohio 45042

Bidding Ends:

Tuesday, January 21st @ 11:00am

Redfin Value \$243,394 ~ Tax Value \$162,600 ~ Minimum Bid ONLY \$50,000

**Online
Bidding
Only**



PROPERTY DESCRIPTION: 5.247+/- acres of vacant commercial land. Easy access to Dorothy Lane and only half a mile from Kettering Town Center.

MONTGOMERY COUNTY PID: N64 03405 0192 **Annual Taxes:** \$5,484

INSPECTION: Vacant Land - View Anytime

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 \$50,000. 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 20, 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

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