



## ONLINE REAL ESTATE AUCTION

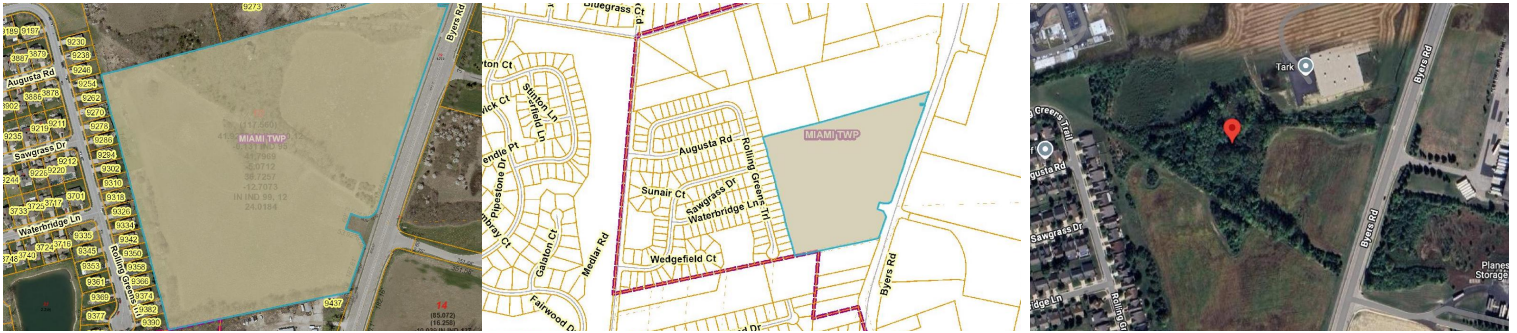
9273 Byers Road  
Miami TWP, Ohio 45342

Bidding Ends:

**Tuesday, January 21<sup>st</sup> @ 1:00pm**

**Minimum Bid ONLY \$250,000**

**Online  
Bidding  
Only**



**PROPERTY DESCRIPTION:** 24+/- acres of vacant commercial land. Easy arterial access to Austin Road/I-75 & SR725/I-75 interchanges close to Dayton Mall, downtown Miamisburg & Austin Landing. Located in Miami TWP - No Municipal Income Tax. Utilities in place. Zoned AC-3 Targeting Office & Light Industrial.

**MONTGOMERY COUNTY PID:** K45 02606 0010    **Annual Taxes:** \$1,748

**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 \$250,000. 10% Buyer's Premium will be added to winning bid to establish final contract selling price. Short tax proration. Buyer responsible for any future CAUV Recoupment. 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 \$1,000.

**Max Bid:** When you place a bid, you can place a "Max Bid" and the automated bidding software will bid for you in \$1,000 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](http://www.OhioRealEstateAuctions.com)**

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