

• ONLINE ONLY • REAL ESTATE AUCTION

GUARDIANSHIP AUCTION – VINCENT C. MICHEL
BIDS CLOSE SUNDAY, JUNE 21 • 4 p.m.

PROPERTY LOCATED AT
5355 S. Peters Rd., Tipp City Ohio 45371

••• WATCH FOR AUCTION SIGNS •••



Property consists of a 2 bedroom, 1 bath, ranch-style home with over 1,456 sq. ft. of living area. Large 3-car garage. Located on a nice, large, secluded country lot on 0.63 acres.

AUCTIONEER'S NOTE: This is an opportunity of a lifetime – a great chance to purchase this home! Miami County Auditor's Office has this property appraised for \$121,000. The property cannot sell for less than two-thirds of the appraised value (\$80,667). 10% Buyer's Premium will be added to the highest bid, which will establish the final sales price. This is a great time to buy that starter home or rental investment property. This home has been vacant for the past year. Roof is approximately 8 years old. Well and septic approximately 5 years old. This home will need some cosmetic work done on the inside and some outdoor maintenance such as tree trimming. You don't want to miss this great opportunity to live in a perfect location –10 minutes from I-75 and Tipp City.

ATTENTION REALTORS: We will be offering a 3% Buyer Participation CO-OP Fee. You will need to contact Auctioneer Jeff Lentz. E-mail him at jeff@buckeyebid.com. Send the name and contact info of the buyer you are representing along with a Letter of Financial Approval for your client. This must be sent to Jeff at least 48 hours prior to the close of the auction.

If you are a buyer and are not working with a realtor, please feel free to contact Jeff Lentz with the same information. There is no CO-OP fee if you are not a Licensed Real Estate Brokerage.

**FOR COMPLETE TERMS & CONDITIONS VISIT:
www.buckeyebid.hibid.com**

OWNER: Vincent C. Michel Guardianship

Wilma F. Michel, Guardian

Shelby County Probate Court Case #2019 CVA003

• **BROKER/AUCTIONEER** •

JEFF LENTZ – WEIGANDT REAL ESTATE L.T.D.

937-538-0601

BUCKEYE AUCTIONS & REMARKETING, LLC

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