

**10%
Buyer's
Premium!!**

Estate of Daniel L. Dennis

Brown County Case #20191141 Jennifer Hunt, Administratrix
5375 Delhi Arnheim Road Georgetown, Ohio. From US68 Delhi Arnheim Road turns
off about 3 miles from Georgetown and about 4 miles from Mt Orab, OH

4 PM (SHARP) Wednesday December 18, 2019



AUCTIONEER NOTE: Property has had a lot of money spent on it at one time, needs finished and cleaned up. It has a lot of potential. great access and good curb appeal.

2.9 acres of level land with a lot of road frontage. Historical house w/1844 sq ft of living space. House has had a lot of exterior restoration, newer vinyl siding soffits and trim, newer windows, newer dimensional shingle roof and gutters. Inside is another story, it pretty much needs it all. It has several smaller buildings in need of repair and a large barn that also needs repair. City water w/tap on site.

REAL ESTATE TERMS: 10% Buyer's Premium. Come prepared with pre-arranged financing and be capable of paying cash at closing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the auctioneer, owner or agents. Auctioneer and real estate company are working for the seller only. All decisions of the auctioneer are final. Purchase contract to be written immediately following the final bid. **DEPOSIT** required day of the auction for property purchased: \$2,500.00 (NON-REFUNDABLE) Certified/cashier check (payable to Buyer), to be deposited in the escrow account of Mike Brown and Associates, LLC. Closing for property will be on or before January 31, 2020. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is NON-REFUNDABLE. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

Pre-Approval letter is required for bidding on property.

2% Realtor co-op on property, Must complete and submit Mike Brown and Associate LLC co-op registration form.

Disclaimer: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built prior to 1978, could fall under the Lead Base Paint Law. Any potential bidder may conduct lead paint tests 10 days prior to auction at buyer's expense.



Mike Brown & Associates LLC

AUCTIONEERS

BETHEL, OHIO (513) 532-9366

Mike Brown, Auctioneer

Agent with United Realty Home Connections

www.MikeBrownAuctioneer.com



United
Real Estate
Home Connections

Mike Brown, Auctioneer

Auctioneer/Realtor

513-532-9366



**REAL ESTATE CO-OP
REGISTRATION FORM**

REAL ESTATE FIRM
AND TELEPHONE NUMBER _____

SALES AGENT NAME AND
TELEPHONE NUMBER _____

PROSPECTIVE BUYER NAME _____ (print)

ADDRESS _____

TELEPHONE NUMBER _____

PROPERTY ADDRESS: 5375 Delhi Arnheim Road Georgetown, Ohio 45121

TODAYS DATE AND TIME _____

SIGNATURE OF POTENTIAL BUYER _____

SIGNATURE OF SALES AGENT _____

REGISTRATION FORM MUST BE COMPLETED IN FULL emailed to
mike@mikebrownauctioneer.com NO LATER THAN 48 HOURS PRIOR TO AUCTION
DATE/TIME TO BE HONORED AND PAID AS A 3% CO-OP

Real Estate Agent is required to attend auction with prospective buyer.

**Form must be received by auction company no later than 48 hours prior
to auction. Absolutely no later than**

4 PM December 16 2019

to qualify for 3% CO-OP with no exceptions.

Mike Brown and Associates LLC

Auctioneers

Mike Brown, Auctioneer

Agent with United Real Estate Home Connections

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513-532-9366

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