

# Real Estate



**Ranch Home on Nice Lot  
Four Bedrooms – Two Baths  
Two Car Garage – Fenced Yard**

## TIPP CITY, OHIO

**At 756 Shirley Drive.** From I-75, north of Dayton, take Exit 68, east on Rt 571, south on Tippecanoe, then east on Garber which becomes south on Hathaway then right on Shirley.

**SATURDAY, OCTOBER 22, 2022 ~ TIME: 10:00 AM**



**REAL ESTATE:** A brick & vinyl sided 1973 ranch home on TIPP CITY's west side. This 1,905 sqft home is highlighted by a large kitchen w/ updated cherry cabinets, modern appliances, large opening to the dining & living rooms, accessible family room, plus doors to the garage & rear patio.

There are 4 bedrooms, 2 baths, 2 car garage & fenced rear yard. The home is carpeted over a slab foundation.

Miami County Parcel ID: G15-019401 - RE Taxes: \$1,081 semi-annual. Tipp City In Lot: 1895. Lot Size: 85 ft by 100 ft. *This is a reserve auction.*

**Why at Auction?** In today's market place, the seller is seeking a ready, willing & able buyer who can close on the property within 30 days after the auction for cash while accepting the property as they find it. I believe that you will like the condition of this property. Be advised that the roof is older and the underlying roof sheathing is 3/8" plywood from the original construction of the home. Obtain a Bidder's Packet, tour the property, review the information, seek advice and be prepared to purchase on October 22<sup>nd</sup>. **TERMS:** Offered at Reserve Auction with \$150,000 minimum bid and \$15,000 down the day of the auction with the balance due in 30 days.

**OPEN HOUSE:** Wednesday, September 28, 5 to 7 PM  
& Sunday, Oct 2, 1 to 3 PM. Or by appointment.

***Plan now to attend & take advantage of the auction method of marketing.***

**Auctioneers: Jerry Stichter & John Seagraves**

**JERRY STICHTER**  
AUCTIONEER  
REALTOR - APPRAISER



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