

**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](http://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

1277 State Route 133 Bethel, Ohio 45106

513-532-9366

mike@mikebrownauctioneer.com

