

REAL ESTATE AUCTION! Lovely Fairborn Tri Level
281 Fairway Dr. Fairborn, OH 45324
Thursday May 14, 2026 @ 4:00 pm EST at the property

REAL ESTATE AUCTION TERMS AND CONDITIONS:

This is NOT a bank-owned or distressed property, this is an ESTATE property

BIDDING PROCEDURE: We will open this Auction with a minimum bid of only **\$XXXXXX.00** 10% Buyer's Premium is in effect, meaning 10% will be added to the high bid to form the contract price.

ACCEPTANCE OF A HIGH BID: the successful Bidder will sign a Contract to Purchase Real Estate Agreement at the Auction immediately following bidding.

DOWNPAYMENT/EARNEST MONEY: \$5,000. Down payment due day of Auction upon signing the Contract to Purchase Real Estate Agreement with balance due at closing. Cash, check or certified funds. **BIDDING IS NOT CONDITIONAL UPON FINANCING.** If you are not pre-approved for financing or prepared to pay cash for the property, **DO NOT BID.** Earnest money will not be refunded for any reason if you as the buyer are unable to close.

FINANCING: if you will be financing, it is important to remember the property is being sold "As-Is". This means any lender or appraisal conditions or requirements for closing are the responsibility of the Buyer.

BUYERS AGENTS WELCOME but pre-registration is required. PLEASE EXPECT NO EXCEPTIONS. Please see the Agent Registration form, review, and sign with your client. Return the form to the listing Agent/Auctioneer within the timeline set forth and you will receive acknowledgement of registration. Buyer's Agents do not need to bring the Contract to Purchase or disclosures to the Auction, they have been prepared in advance and available for viewing.

ONLINE BIDDING will be available, for complete details contact listing Agent/Auctioneer. Online bidders MUST register 24 hours prior to Auction, no exceptions.

ABSENTEE BIDDING is available, but you MUST contact the Listing Agent/Auctioneer 24 hours prior to Auction, no exceptions.

INSPECTIONS: All inspections are to be conducted prior to the Auction. This property is being sold "As Is, Where Is". Whole House and Termite inspections have been performed and are available for review.

REAL ESTATE TAXES will be prorated to the date of closing using the Short tax pro ration method.

REAL ESTATE CLOSING will be on or before June 11, 2026. The Purchaser pays customary costs of closing. Ohio Real Estate Title, Fairborn OH will be performing the closing as preliminary title search has been completed.

POSSESSION at closing.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and related materials is subject to the terms and conditions outlined in the Contract to Purchase Real Estate Agreement and this addendum. Announcements made by the auctioneer at the time of the Auction take precedence over any previously printed materials.

This property is being sold "As Is, Where Is". No warranties or representations either expressed or implied concerning this property are made by the Seller, Auctioneer or Irongate Realtors, Inc. Each Bidder is responsible for conducting his/her own independent inspections, investigations, inquiries, and due diligence concerning this property. The information in this brochure and related materials is believed to be accurate but is subject to verification by all parties relying on it. Neither the Seller, Auctioneer or Irongate Realtors, Inc. assume liability for its accuracy, errors, or omissions.

Conduct at the Auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, legal capacity etc. All decisions of the Auctioneer are final.

Seller: Estate of Richard F. Loy by Taneha E. Littlejohn, Executor
Greene Co Probate #XXXXX
David Cusack XXXXXXXX

Karen Huelsman Realtor/Auctioneer CAI Irongate Realtors, Inc. 937.478.3410
karen.huelsman@irongaterealtors.com

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