ABSOLUTE

REAL ESTATE AUCTION

SATURDAY JULY 26TH 12:00 NOON

357 CHATHAM DR.
FAIRBORN, OHIO 45324

(Take I-675 To Exit 20 To West on Dayton-Yellow Springs Rd. To North on S. Maple Ave. to East on Chatham Dr.)

OPEN HOUSE JULY 9TH 6-7:00 P.M.

4 Bedrooms, 3 Baths, Bi-Level Home W/ Finished Lower Level, 2 Car Attached Garage, Chimney for Wood Burning Stove, High End Trane Furnace & A/C 4yrs old, Roof new in 2001, 200 amp Electric Service, Built ins: Jacuzzi Tub, Stove, Dishwasher, Microwave, Ceiling Fans. Partial Fenced Yard, Built on 300 sq. ft. Storage Room, Large Deck, Storage Shed on Concrete Slab. This Home Has Many Updates & Is Ready To Move In!!!

TERMS: This Home Is Being Sold ABSOLUTE (sells to the Highest Bidder Regardless of Price) At Public Auction. No Buyer Contingencies, In As Is Condition. Buyers Shall Rely On Their Own Information, Inspections And Judgement. Buyers Are Urged To Consult Your Bankers & Inspectors To Be Able To Bid Confidently And Successfully. Seller Guarantees Clear Marketable Title Upon Closing. 10% DOWN DAY OF SALE W/ BALANCE DUE AT CLOSING BY Aug. 26, 2008. 10% BUYERS PREMIUM APPLIES! FOR INSPECTION CALL JOE FLATTER, JR. REALTOR /AUCTIONEER. YOU WON'T WANT TO MISS THIS GREAT OPPORTUNITY!!

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LOG ONTO www.flatterauctions.com FOR PHOTOS!

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