



**1240 Stanley Ave. Dayton, OH 45404**

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- THE PROPERTY WILL SELL AT AUCTION TO HIGHEST BIDDER
- MINIMUM BID OF ONLY \$600,000
- 10% BUYER'S PREMIUM IN EFFECT
- TUESDAY OCT. 22, 2024 @ 1:00 PM EST AT PROPERTY & ONLINE
- ONLINE BIDDING AVAILABLE W/ 24 HOUR NOTICE/APPROVAL
- BUYER'S AGENTS WELCOMED AND ENCOURAGED
- PRE-REGISTRATION REQUIRED - NO EXCEPTIONS

**NEVER BEEN TO REAL ESTATE AUCTION BEFORE?  
CONTACT KAREN HUELSMAN REALTOR/AUCTIONEER CAI  
WITH ALL YOUR AUCTION QUESTIONS!**

**KAREN HUELSMAN | 937-478-3410**  
**KAREN.HUELSMAN@IRONGATEREALTORS.COM**