



BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

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Telephone (513) 695-1250

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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

BID OPENING

December 27, 2022

BID OPENING – Sale of Property 8937 Bunnell Hill Road

Bids were closed at 3:00 p.m. this 27th day of December and the following bids were received, opened, and read aloud for the Sale of Property- 8937 Bunnell Hill Road Springboro, OH 45066.

Stephanie Hope Roeder
Springboro, Ohio

\$56,477.00

Bid to be reviewed for a recommendation at a later date.

cc: Bid File

Commissioners' File

Bruce McGary



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Notice of Private Sale

Sealed bids will be received by the Clerk of the County Commissioners, Warren County, Ohio, 406 Justice Drive, Lebanon, Ohio 45036, until 3:00 P.M., on December 27, 2022 for the sale of vacant real property identified as Parcel No. 04-02-276-016 and deed reference Doc. 2019-006645 having a property address of 8937 Bunnell Hill Road, Springboro, OH 45066, and then at said time bids will be opened and read aloud.

The real property is being offered "AS IS" and "WHERE IS" and "WITH NO WARRANTIES" of any kind. Nothing in this Advertisement for Sealed Bids may be construed as a warranty of any kind. No property disclosure form is required as this will not be a residential real property transfer under R.C. 5302.30 since the property has no buildings or structures. A bidder is solely responsible for exercising whatever due diligence the bidder deems necessary with respect to the title and condition or fitness of the property for any particular purpose or use. No on-site physical inspection of the property is permitted.

Each sealed bid shall contain the full name of the bidder submitting an unconditional bid and be accompanied by a certified check payable to the Board of Warren County Commissioners in the amount equal to ten (10) percent of the bid. The minimum bid of \$55,000 has been placed on this property. The highest responsible bidder's bid will be conditionally accepted on the day of the bid opening but subject to final acceptance by the Board of Warren County Commissioners at a regularly scheduled meeting thereafter.

Upon award of bid, the successful bidder will be required to present the balance due, in the form of a cashier's or bank certified check payable to the Board of Warren County Commissioners, and fully executed closing documents prepared by the Warren County Prosecutor's Office within five (5) business days after receipt of the closing documents. No affidavit of title will be provided. The successful bidder will receive a quit-claim deed for the real property subject to: 1) any mortgages or liens of record; 2) any discrepancies in the acreage or legal descriptions of record; 3) a standard highway easement as shown on the Plat of Survey filed on 5/25/2022 in S.R. Vol. 156, Plat No. 55; 4) legal highways and right of way including without limitation as shown on S.R. Vol. 56, Plat No. 19 filed 7/3/1984; 5) any easements, covenants and restrictions of record; 6) building, zoning, access management and other governmental laws and regulations; and, 7) real property taxes accruing on and after January 1, 2022.

The Board of Warren County Commissioners reserve the right to accept the best bid, to reject any and all bids, and to waive any irregularities in bids.

By order of the Board of County Commissioners, Warren County, Ohio.

Tina Osborne, Clerk