

Sale Name: Auction of Kirkwood Home on .20 acres

LOT 101 - 236 Martha Avenue NE Atlanta, GA



Description

UPDATE: The online bidding has been suspended due to the receipt of an acceptable offer price.

You may submit your highest offer on our pre-auction offer form by Sunday March 27th at 5pm.

236 MARTHA AVE NE, ATLANTA, GA 30317, DeKalb County

Feel free to contact us with any questions by either calling or texting Amy at **404.734.3606** **or email amymartin.auction@BHHSGeorgia.com**

Ready for your vision and located in the desirable, vibrant and active Kirkwood neighborhood, this 3BR-3BA, 1547±sf brick Ranch Home, built in 1966, on a 0.20± acre lot features an additional 600 sf studio/ garage behind the home built in 1985 with a driveway to the back and fenced back yard. Renovations were started but not completed and no seller disclosure will be provided. Home is being sold as-is, where-is, with no contingencies including financing or appraisal. There is no due diligence period post-auction. You may inspect prior to bidding; Bring your contractor and designer to create your dreamspace!

DeKalb County Tax Parcel# 15 212 03 081

2021 DeKalb County Taxes \$3,088.19

As is, where is, 11% buyers premium, no contingencies, 30-day closing.

Subject to early acceptance and auction cancellation. Ask the Auctioneer about pre-auction offers.

GAL# 2837, BHHS GA C-AU #3157

Directions:

From Downtown Kirkwood take Hosea East. Left on Rocky Ford right on Delano 2nd left on Martha- home is on the left._

From Oakhurst Village go west on East Lake Dr., turn left onto Johnston Place, left on Mellrich, right on Feridan, right on Martha- home is on the left.

Abbreviated Terms:

The home and property will be sold as-is, where-is with no reps or warranties.

11% Buyer's Premium will be added to the winning bid to determine sale price

10% Earnest Money deposit due upon completion of the auction

Purchaser will sign an as-is contract and close in 30 days.

Financing is allowed but will not be a contingency of sale.

Seller will provide an insurable title.

See full terms for details.

The opening bid is 100k and the property is selling subject to seller confirmation.

Brokers welcome! Broker Co-Op fee 3% commission paid to qualified agents. Broker registration form is available on our website.

Please note: Buyers' agents must comply with Auction registration terms to qualify for commission.

PRE-AUCTION OFFERS: Must be on cash terms using the auction contract posted on our site and must be submitted to the Auctioneer no later than 5 business days prior to the auction. If an acceptable pre-auction offer is received prior to the deadline, the Auctioneer will contact all registered bidders and interested parties to acknowledge such and provide any and all parties a (3) three business day window to submit offers. In the case that a higher offer is received, the extension clock will reset for an additional business day window. Extension will continue until no better offers are received. Additional extension times are at the discretion of the Auctioneer. In the case of an accepted pre-auction contract, the closing will be set no later than 30 days from the date of a fully executed PSA (auction contract). All contracts must be accompanied with a 10% earnest money deposit wired to the Escrow agent within 24hrs. Transfer will be by Limited Warranty deed. Seller is providing an insurable title.

CLOSING: Closing is to occur with Ganek PC, Mimi McCain Attorney .

GAL# 2837, BHHS GA C-AU #3157

Quantity: 1



<https://www.auctiongroupga.com/>