

Fixer Upper at Minimum Bid \$50,000

ONLINE REAL ESTATE AUCTION



- Ranch Home
- Large Family Room with Fireplace
- Eat-In Kitchen Nook
- Fenced In Back Yard
- Plenty of Parking
- City Water / Sanitary Sewer
- Gas Forced Air / Central Air

Living Room 11 x 14
Dining Room 15 x 11
Eat-In Kitchen 20 x 11
Family Room 18 x 11
Master Bed 14 x 12
Bedroom #2 10 x 10
Bedroom #3 10 x 10
Bathrooms 1 Full / 1 Half
Lot Size 100 x 140
Foundation Crawl / Slab
Square Feet 1,772+/-
County Ottawa
Half Year Taxes \$1,057.46
Parcel No. 0122011631802000

Online Only Real Estate Auction! Ranch home at

1209 WEST STREET, GENOA, OHIO 43430

at Minimum Bid \$50,000! This is a great fixer upper or a flip to build instant equity for this 3 bed, 1.5 bath home. Enjoy the dining room, eat-in kitchen nook, giant family room with fireplace, patio doors to rear yard, and the detached garage. There is also a walk-in handicapped shower. Online Only Bidding Ends on

THURSDAY, JANUARY 26, 2023 AT 12:00 PM

OPEN HOUSE:

Tuesday, January 17 at 12 pm.

DIRECTIONS:

State Route 51 to right on Washington, right on 13th, left on West.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and will need to be completed. Next you'll receive an email indicating you **must provide proof of funds** from your bank that you have sufficient funds to cover the required earnest money down payment before online bidding is enabled and you receive a bid number. This may be accomplished by emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$3,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, immediately following the auction, in the amount of **\$3,500**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **30 Days** after acceptance.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase

Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Non Refundable Earnest Money Deposit Agreement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Properties will be sold with a ten (10%) percent buyer's premium. The bid amount plus buyer's premium equals the final purchase price.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

AGENCY: Auctioneer is a seller's agent.

WEBSITE UPDATES: Please refer to the website for updated information on occupancy, rents, or changes at www.pamelaroseauction.com.

DISCLAIMER: Announcements made day of auction take precedence over printed materials. All information in this brochure was derived from sources believed to be correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspection of property and records.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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