

**OFFICE: 419-865-1224**

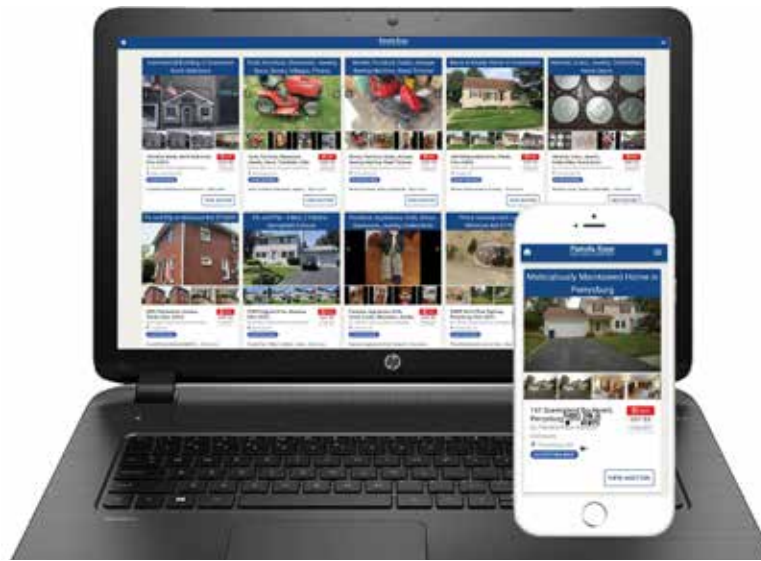
AUCTION ASSOCIATES:

PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI

JORDAN ROSE, REALTOR®

**19330 TULLER ROAD AND 0 TULLER ROAD  
BOWLING GREEN, OHIO 43402**

SELLING SEPARATELY - ONLINE BIDDING ENDS  
Tuesday, **JULY 23**, 2024 at 12:00 pm



VIEW THE BROCHURE, PHOTOS, AND REGISTER TO BID NOW ONLINE AT  
[www.PAMELAROSEAUCTION.COM](http://www.PAMELAROSEAUCTION.COM) OR DOWNLOAD OUR APP



**REAL ESTATE TERMS & CONDITIONS:**

**AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://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](mailto: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 **\$7,500 earnest money deposit per Property**.

**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 **\$7,500 per Property**. 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 **45 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, Residential Property Disclosures, Lead Base Paint Disclosure, 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.

**BIDDING:** All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

**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](http://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.

**DIRECTIONS TO PROPERTY:**

Kellogg to south on Rangeline to west on Tuller.

# ONLINE AUCTION

HOUSE ON 12+/- ACRES. POLE BARN WITH HEATED WORKSHOP, IN-GROUND POOL



*Hunters  
Paradise  
With Year  
Around Fun!*

*Privacy  
and  
Tranquility*

*Wetland  
Conservation  
Income of  
\$3,300 per Year*

**19330 TULLER ROAD**

Bowling Green, Ohio 43402

Online Bidding Ends

Tuesday, **JULY 23**, 2024 at 12:00 pm

**ALSO SELLING SEPARATELY -**

**27.75+/- ACRES OF LAND AT 0 TULLER ROAD, BOWLING GREEN, OH 43402**



STAY CONNECTED: [f](#) [p](#) [i](#) [t](#) [u](#) [b](#) [i](#)



# Hunters Paradise Or Your Own Private Home Lodge

Expansive 12+/- acre estate with unparalleled privacy and tranquility. Tree lined perimeter in serene setting with 2,472+/- SF Pole Barn with heated office and workshop, along with concrete floors, high ceilings, electrical, and boarding kennels. It also features an impressive front patio with overhang overlooking the grounds and watch a soccer game in the open green space.



Property includes Wetland Conservation Income (\$3,300 annual). The owner used the ponds to train hunting dogs. The grounds have a luxurious in-ground pool with patio, (2) gardeners sheds, an aviary with fencing, and more!

The home has a cottage like feel with eat-In kitchen, center island, and all appliances. Family room has a brick hearth with wood burning fireplace. The open sun room has vaulted ceilings, stamped concrete and windows overlooking grounds. The attached garage plus home office addition with built in book shelves could be separate guest suite or area or additional bedroom.



## Have Year Around Fun!

**ONLINE CONTENT AUCTION - Bidding Ends: Monday, September 9, 2024 at 10:00 am**

## Property Features

- Entry / Foyer ..... Main Floor ..... 13 X 11 ..... Wood Floor
- Den ..... Main Floor ..... 15 X 14 ..... Carpet
- Family Room ..... Main Floor ..... 30 X 17 ..... Carpet, Fireplace, Skylight
- Kitchen ..... Main Floor ..... 14 X 21 ..... Tile Floor, French Doors to Patio, Center Island, Eat-In
- Sun Room ..... Main Floor ..... 20 X 13 ..... Vaulted Ceiling, French Doors to Patio
- Primary Bedroom ..... Upper Floor .... 14 X 13 ..... Carpet
- Bedroom ..... Upper Floor ... 12 X 11 ..... Carpet
- Bedroom ..... Upper Floor ... 12 X 9 ..... Carpet
- Utility / Laundry ..... Main Floor ..... 9 X 8 ..... Tile Floor

## Other Information

- Lot Size ..... 12+/- Acres
- No. of Baths ..... 2 Full
- Foundation ..... Crawl
- Square Feet ..... 2,433+/-
- Year Built ..... 1977 ..... See Information Sheet with Improvements
- School System ..... Otsego
- County ..... Wood
- Half Year Taxes ..... \$2,097.50
- Parcel No. .... V72-509-120000023000 ..... House on 1+/- Acre
- Parcel No. .... V72-509-120000024001 ..... Land on 11+/- Acres



0 Tuller Road  
Bowling Green  
Ohio 43402

Parcel No.  
V72-509-120000024000

Half Year Taxes:  
\$678.41

## Open House Dates and Times

- Tuesday, July 9, 2024 ..... from 4:30 pm - 6:00 pm
- Thursday, July 18, 2024 ..... from 4:30 pm - 6:00 pm
- Monday, July 22, 2024 ..... from 5:00 pm - 6:00 pm

