

LAND AUCTION

ONLINE ONLY

BIDDING ENDS: THURSDAY, NOVEMBER 29, 2018 AT 12:00 PM
PROPERTIES BEING SOLD TO SETTLE THE ESTATE OF ANDREAS DIONYSIOU, LUCAS COUNTY PROBATE #2017EST001708

COMMERCIAL PROPERTY

3708 NAVARRE AVENUE, OREGON, OHIO 43616



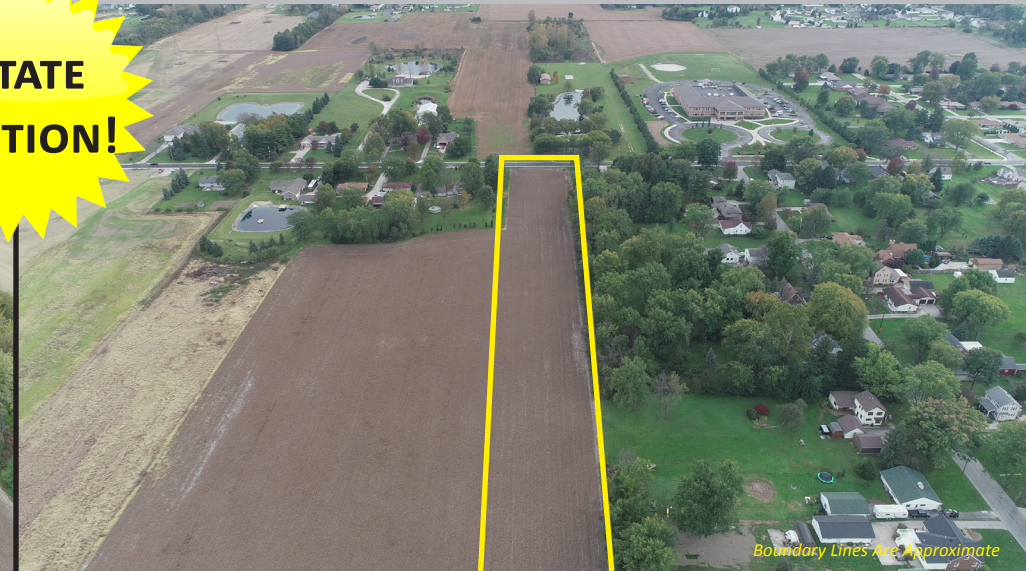
Boundary Lines Are Approximate

4.77+/- Acre property zoned Commercial for Mixed Use. Located across the street from Walmart and next to Aldi's. Utilities are in place.

- Oregon Schools
- Half Year Taxes: \$687.78
- TD Parcel No. 44-26301

RESIDENTIAL PROPERTY - MINIMUM BID \$25,000

3715 PICKLE ROAD, OREGON, OHIO 43616



Boundary Lines Are Approximate

5+/- acre property zoned Residential with utilities in place. This is a great site to build your new home.

- Oregon Schools
- Half Year Taxes: \$693.51
- TD Parcel No. 44-26317

TERMS & CONDITIONS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$15,000 (Navarre) and/or \$5,000 (Pickle) earnest money deposit.**

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$15,000 (Navarre) and/or \$5,000 (Pickle).** The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **Friday, January 11, 2019.**

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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and the Non Refundable 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.

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

BID NOW ONLINE AT www.PamelaRoseAuction.com.

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STAY CONNECTED: 



AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224 | Toll Free: 877-462-7673

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