

ONLINE ONLY REAL ESTATE AUCTION

10233 JERUSALEM ROAD, CURTICE, OHIO 43412

BIDDING ENDS: TUESDAY, MARCH 12, 2019 at 12:00 pm

**10 Acres
and Home
at Minimum
Bid \$25,000**

**MINIMUM BID
\$25,000**

PROPERTY FEATURES:

10+/- Acres

Front: Zoned Commercial

Rear: Zoned Agricultural

Wooded Lot

5 Bedrooms and 1 Bath

1st Floor Laundry

Forced Air Heat



Online Only Auction in Oregon Schools! Fixer upper with 5 beds, 1 bath on 10+/- acres with front zoned commercial and rear zoned agricultural. Income generating property with a month to month tenant at an annual income of \$6,600.

PROPERTY INFORMATION:

Living Room:	24 x 12	Bedroom #2:	15 x 14	Utility Room:	14 x 12	Square Feet:	2,121+/-
Dining Room:	12 x 12	Bedroom #3:	12 x 12	Mud Room:	6 x 11	High School:	Clay
Kitchen:	13 x 12	Bedroom #4:	10 x 12	Frontage:	192 Feet	Half Year Taxes:	\$1,192.66
Master Bed:	24 x 12	Bedroom #5:	12 x 10	Foundation:	Crawl	TD Parcel No.	33-23507

DIRECTIONS: East on Navarre Avenue, turns into Jerusalem Road, between Lyon and South Teachout.

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

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 **\$3,500 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 **\$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 **15 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 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 Lead Based Paint.

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.

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