

ONLINE ONLY FARM / RESIDENTIAL LAND AUCTION

7905 AND 7941 PILLIOD ROAD, HOLLAND, OHIO 43528
BIDDING ENDS: THURSDAY, APRIL 25, 2019 at 1:00 pm

**MINIMUM BID
\$25,000 / PARCEL**

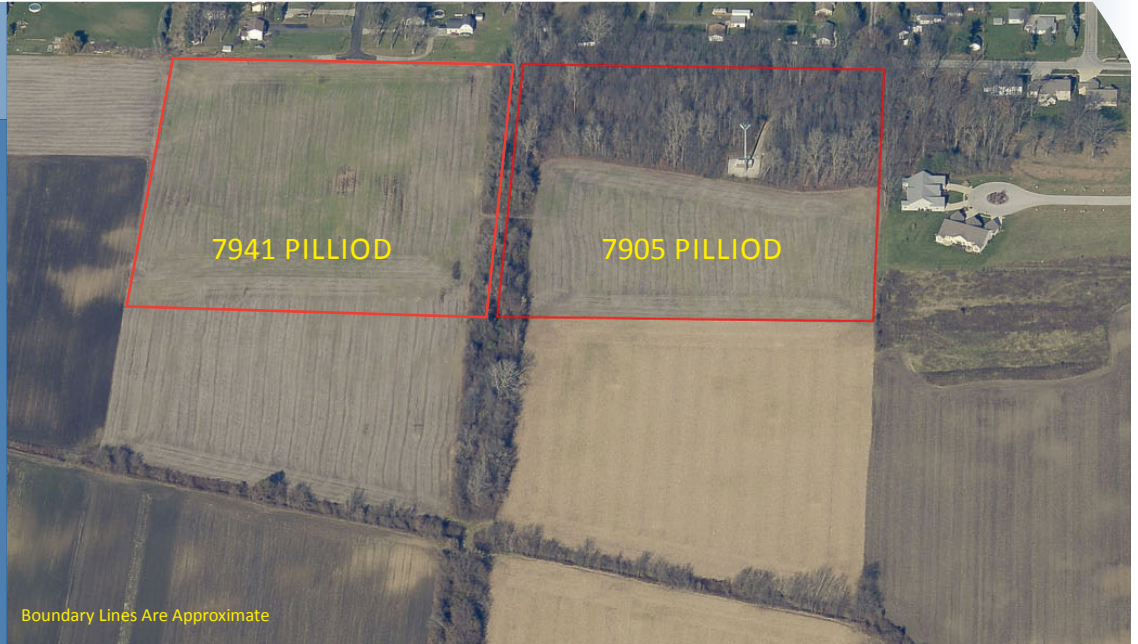
LAND FEATURES:

PARCEL #1 - 7905 PILLIOD

Acres: 11.8+/-
Lot Size: 660' x 800'
Partially Wooded
Parcel No. 65-21788
Half Year Taxes: \$941.31

PARCEL #2 - 7941 PILLIOD

Acres: 11.6+/-
Lot Size: 640' x 800'
Parcel No. 65-22382
Half Year Taxes: \$416.18



Boundary Lines Are Approximate

Online Only Auction! Two 11+/- acre parcels selling separately at Minimum Bid \$25,000 each. **7905 PILLIOD** is 11.8 +/- acres partially wooded with remaining acres as farm ground and **7941 PILLIOD** is 11.6+/- acres vacant farm land. Build your dream home on a beautiful secluded lot in Springfield Schools! Land is being sold to settle the Estate of Floyd Driver, Lucas County Probate #2010EST000585.

DIRECTIONS:

7905 Pilliod: Garden Road to north on Gunn Road to left on Pilliod. Parcel is south of Pilliod and Sudbury Drive.

7941 Pilliod: Albon to Longworth to Huntley, dead ends into property.



7905 Pilliod



7941 Pilliod

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 **\$10,000 earnest money deposit per Parcel**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to First American Title Insurance Company, immediately following the auction, in the amount of **\$10,000 per parcel**. 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 **40 Days** after acceptance or by **Tuesday, June 4, 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 First American Title Insurance Company; 3521 Briarfield Boulevard, Suite A, Maumee, Ohio 43537; Office: 419-866-3600.

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

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STAY CONNECTED:      



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