



BANK APPROVED ONLINE ONLY  
**DEVELOPMENT LAND AUCTION**



**117+/-  
ACRES**

**MINIMUM  
BID  
\$398,300**

*Boundary Lines Are Approximate*

Online Only Land Auction of 117.9+/- acres of farm ground at **0 Sarossy Lake Road, Grass Lake, Michigan 49240** that is close to Ann Arbor. The property is Zoned Residential (R1-SIN), was approved for 120 home sites, frontage on both E Michigan and Sarossy Lake, and public utilities are available. Bid your price now - online bidding ends **Thursday, May 16, 2019 at 12:00 pm**. Don't miss out on this Bank Approved Land Auction!

**Property Information**

- Survey Drawings Available
- 2014 Phase One Available
- JR&R Wetlands Determination - 12/04
- Engineering Drawings Available
- Condo Documents Available

- Grass Lake Charter Township
- Jackson County
- Summer Taxes: \$7,169.00
- Winter Taxes: \$3,049.13
- Parcel No. 000-10-34-126-001-08

Bid Now Online At [www.PAMELAROSEAUCTION.COM](http://www.PAMELAROSEAUCTION.COM)



# BANK APPROVED ONLINE ONLY DEVELOPMENT LAND AUCTION

**Pamela K. Rose Auction Co. LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

100 West Big Beaver Road, Suite 200  
Troy, Michigan 48084

Auction Associates  
Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
Pamela Rose, Broker, Auctioneer, AARE, CAI

## 117+/- ACRES

# MINIMUM BID \$398,300

0 Sarossy Lake Road, Grass Lake, Michigan 49240  
Bidding Ends: Thursday, May 16, 2019 at 12:00 pm

## Real Estate Terms and Conditions

**AUCTION REGISTRATION:** The online registration form available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) | Online Auctions | Online Real Estate | Log In / Registration 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](mailto: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 **\$20,000 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Pamela K Rose Auction Co. LLC immediately following the auction, in the amount of **\$20,000**. 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 **Thursday, June 27, 2019**.

**TITLE:** An Owner's Insurance Policy will be provided at Seller's expense giving marketable title subject to existing easements and restrictions.

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

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

**BUYER'S PREMIUM:** Property 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](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.

**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](http://www.PamelaRoseAuction.com).

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QUESTIONS? CALL OUR OFFICE TODAY AT  
**877-462-7673**

STAY CONNECTED:

