

100 West Big Beaver Road, Suite 200, Troy, Michigan 48084  
Office: 419-865-1224 or 877-462-7673  
Online at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

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

## ONLINE ONLY REAL ESTATE AUCTION

6 BEDROOM HOME BACKS UP TO HILLSDALE COLLEGE  
75 FAYETTE STREET EAST, HILLSDALE, MICHIGAN 49242  
BIDDING ENDS: THURSDAY, MAY 23, 2019 AT 12:00 PM

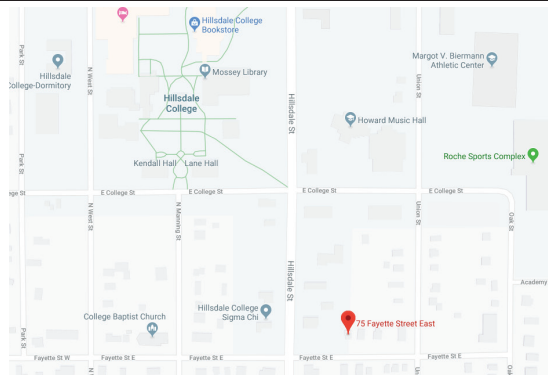
**OPEN HOUSE:**  
FRIDAY, MAY 17, 2019 FROM 12:00 PM - 2:00 PM

### 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 **\$5,000 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 **\$5,000**. 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 **Wednesday, July 10, 2019**.

**TITLE:** An Owner's Insurance Policy 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, Seller's Disclosure Statement, and the Lead Base Paint Disclosure.

**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).

ONLINE REAL ESTATE

75 Fayette Street East, Hillsdale, Michigan 49242



# AUCTION

*Beautiful 6 Bedroom Home That Backs Up To*



HILLSDALE COLLEGE



*With Bidding Ending On Thursday, May 23, 2019 at 12:00 pm*



# AUCTION



**75 Fayette Street East, Hillsdale, Michigan 49242**

*Live Next Door To The President of the College*



Online Only Real Estate Auction!

A 6 bedroom home that backs up to Hillsdale College is very easy to *lease to students* with excellent cash flow. The *home has been renovated* 4 - 5 years ago down to the walls, insulation, newer windows, roof, furnace, hot water, and mechanicals. *Hardwood floors* can be found throughout the home. The basement has connections for the washer and dryer. *Place your bid now* before the auction ends on Thursday,

May 23, 219 at 12:00 pm online at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com).



## *Room Dimensions*

Living Room:	13 x 12
Kitchen:	16 x 15
Bedroom #1:	15 x 11
Bedroom #2:	13 x 12
Bedroom #3:	15 x 14
Bedroom #4:	16 x 11
Bedroom #5:	13 x 11
Bedroom #6:	10 x 12

## *2 Story Home*

## *Nearby Attractions*

Baw Beese Lake

Fields of Dreams

Will Carleton Poorhouse

Mrs. Stock's Park

Mitchell Research Center

Lewis Emery Park

Michigan International Speedway

Hillsdale Golf and Country Club



## *Property Details*

Lot Size:	0.307+/- Acres
No. of Bathrooms:	2 Full
Foundation:	Basement
Square Feet:	1,948+/-
School System:	Hillsdale
County:	Hillsdale
Parcel No.:	006-123-351-18
Summer Taxes:	\$1,282.50
Winter Taxes:	\$439.88