

# Brick Ranch

**SELLING BY  
HEIRS OF  
ESTATE**



Located In

**Bedford Township**

**ONLINE AUCTION**

*10150 Goff Road, Temperance, Michigan 48182  
Bidding Ends: Thursday, July 8, 2021 at 12:00 pm*

# Online Real Estate Auction

Brick ranch in Bedford Schools at Auction! Large family room with wood burning fireplace, 6 bedrooms, private back yard, and a large garage.  
**Online Bidding Ends:** Thursday, July 8, 2021 at 12 pm.

Online Content Auction! Household, Furniture, Tools and Yard Items.  
**Bidding Ends:** Monday, July 5, 2021 at 10:00 am.



**OPEN HOUSE:** Thursday, July 1, 2021 from 12:00 pm - 2:00 pm

## Property Features

- Brick Ranch
- Wood Burning Fireplace
- 780+/- SF Garage
- Fenced In Back Yard
- 6 Bedrooms
- Well and Public Sewer

## Room Dimensions

Living Room:	18 x 14
Kitchen:	15 x 11
Family Room:	25 x 15
Master Bed:	15 x 11
Bedroom #2:	14 x 11
Bedroom #3:	12 x 10
Bedroom #4:	10 x 9
Bedroom #5:	10 x 9
Bedroom #6:	10 x 9

## Other Information

Lot Size:	0.51+/- Acres
No. of Baths:	2 Full
Square Feet:	2,160+/-
Foundation:	Partial Basement
School System:	Bedford

## County and Taxes

County:	Monroe
Winter Taxes:	\$1,243.00
Summer Taxes:	\$882.00
Parcel No.:	02-450-035-00

**VIEW DETAILS AND BID NOW ONLINE AT [www.PAMELAROSEAUCTION.com](http://www.PAMELAROSEAUCTION.com) or On Our App**

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) or on our Mobile App and 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 emailing to [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) prior to the auction. Proof of funds consists of a copy 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 Midland 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 **Friday, August 20, 2021**.

**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 Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Relationship, Lead Based Paint, Seller's Disclosure Statement, and the Earnest Money Release 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](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.

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

STAY CONNECTED:      



### AUCTION ASSOCIATES

**Roger Turner, REALTOR®, Auctioneer, AARE, CAI**  
**Pamela Rose, Broker, Auctioneer, AARE, CAI**  
Office: 419-865-1224

©2021 Pamela K Rose Auction Co, LLC