

# ONLINE ONLY REAL ESTATE AUCTION

3468 CURTICE ROAD, NORTHWOOD, OHIO 43619

**BIDDING ENDS:** WEDNESDAY, AUGUST 4, 2021 at 11:00 am



**HOME ON  
20+/- ACRES**

**PROPERTY FEATURES:**

- Brick Ranch
- 2 Car Attached Garage
- 20+/- Acres
- Barn
- Updated Kitchen
- Floored Attic Over Garage
- Forced Air Heat
- Central Air
- Public Water
- Sanitary Sewer

Ranch home with 20+/- acres and 896+/- SF barn and extra 22 x 12 garage (264+/- SF) and shed (square footages are from tax record). Home being sold in "As Is" condition. Property is being sold to settle the Estate of Elaine Pachelieff, Lucas County Probate #2020EST001300.

**PROPERTY INFORMATION:**

Living Room ..... 13 x 18	Bedroom #2..... 13 x 9	Foundation: ..... Basement	Half Year Taxes.... \$2,511.01
Kitchen ..... 22 x 12	Bedroom #3..... 13 x 9	Square Feet ..... 1,624+/-	Parcel No.
Family Room ..... 21 x 12	Lot Size ..... 664 x 1,323	School District.... Northwood	M50-812-34000009000
Master Bed ..... 13 x 10	No. of Baths..... 1 Full / 1 Half	County ..... Wood	



**OPEN HOUSE:** Monday, August 2, 2021 from 4:00 pm - 5:30 pm.  
**DIRECTIONS:** Just east of Coy Road.

**ONLINE ESTATE AUCTION!**

Bidding Ends: Monday, August 23, 2021 at 10:00 am  
Vehicles, Coins, Jewelry, Collectibles, Home Decor, and More

**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 **\$20,000 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, 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 **30 Days After Acceptance and is a cash only, non conditional contract**.

**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 Midland Title & Escrow; 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 Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Earnest Money 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](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.

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!



**Pamela Rose Auction Company, LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224

STAY UP-TO-DATE ON SOCIAL MEDIA!



©2021  
Pamela Rose  
Auction  
Company, LLC