

2.8588+/- ACRES
SYLVANIA TOWNSHIP

Online Only Auction! Spectacular Riverhills lot backing up to Ten Mile Creek and Sylvania Country Club.

Last offered at \$260,000 - now at a **MINIMUM BID \$100,000!**

PROPERTY FEATURES

Riverhills Subdivision
Underground Utilities

OTHER INFORMATION

School System: Sylvania
Elementary: Whiteford
High School: Northview

Parcel ID: 78-77087
Half Year Taxes: \$3,554.44



6 RIVERHILLS LANE, TOLEDO, OHIO 43623

Bidding Ends: Thursday, September 16, 2021 at 12:00 pm

TERMS & CONDITIONS

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration is available at 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 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 **\$7,500 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 **\$7,500**. 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, November 4, 2021**.

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; 6545 Weatherfield Court, Maumee, Ohio 43537; Office: 419-255-0126..

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

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 Or Download Our App!



Pamela Rose Auction Company, LLC

REAL ESTATE | AUCTIONEERS | CONSULTANTS

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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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