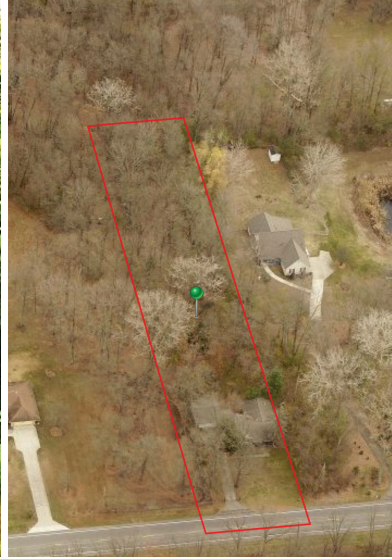


ONLINE ONLY REAL ESTATE AUCTION

104 NORTH CENTENNIAL ROAD, HOLLAND, OHIO 43528

BIDDING ENDS: WEDNESDAY, SEPTEMBER 15, 2021 at 12:00 pm



**MINIMUM BID
\$50,000!**

PROPERTY FEATURES:

- One Story Home
- 3 Beds | 2 Baths
- 2 Car Attached Garage
- Wooded 1+/- Acre Lot
- Vinyl Sided
- Concrete Driveway
- Washer, Dryer, Stove, Refrigerator, Microwave, Dishwasher
- Well / Septic
- Gas Forced Air Heating

Minimum Bid \$50,000 for this 1 story, 3 bedroom home with 2 full baths. Almost 1+/- wooded acres. 2 car attached garage and small workshop area. Private and across from luxury Tremore Subdivision and near Stone Oak Country Club and Golf Course. Ideal fix and flip and impossible to find any fixer upper homes in this highly sought after location. Home needs new roof. Investors - don't miss this one. It's the fix and flip you've been looking for. Never offered before. Long term owner deceased.

Living Room 20 x 20
Kitchen/Dining.... 20 x 12
Master Bed 19 x 11
Bedroom #2..... 10 x 12

Bedroom #3..... 13 x 10
Laundry Room 8 x 6
Workshop 8 x 9
Acres..... 0.9995+/-

No. of Baths..... 2 Full
Foundation Crawl
Square Feet 1,380+/-
School System..... Springfield

Elementary Dorr
Half Year Taxes.... \$1,300.60
TD Parcel No. 65-02591



OPEN HOUSE: September 14, 2021 from 3 pm - 4 pm.
DIRECTIONS: On Centennial, just north of Hill.

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 **\$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 & Escrow, 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 **20 Days** after acceptance. Cash only sale, no financing.

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.

ONLINE ESTATE AUCTION!

Bidding Ends: Friday, September 10, 2021 at 10:00 am
Camaro, Tools, Furniture, & More! Estate of Bart Condon, Lucas County #2021EST001567

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.

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.

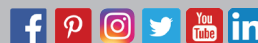
View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



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

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

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