

ONLINE ONLY REAL ESTATE AUCTIONS SELLING SEPARATELY!

BIDDING ENDS: TUESDAY, OCTOBER 19, 2021 at 12:00 pm

12590 Spicer Street, Carleton, Michigan 48117

STARTING BID
\$100,000

Online Auction!
Nice ranch house on a large corner lot with 4 beds, 2 baths, good sized family room, and the living room features a fireplace.



Township	Carleton	Homestead	Yes	Living Room ...	23 x 19
County	Monroe	Square Feet ...	1,700+/-	Kitchen	17 x 9
Lot Size	129 x Irregular	Bedroom #1...	15 x 9	Family Room..	17 x 14
Summer Tax...	\$456.22	Bedroom #2...	17 x 10	No. of Baths...	2 Full
Winter Tax	\$582.19	Bedroom #3...	12 x 8	Schools	Airport Comm.
Village Tax.....	\$442.65	Bedroom #4...	13 x 10	Parcel No.	41 145 001 00

OPEN HOUSE: Tuesday, October 12, 2021 at 12:00 pm.

DIRECTIONS: Monroe to Spicer.

3741 Carleton Rockwood Road, South Rockwood, Michigan 48179

STARTING BID
\$70,000

Online Auction!
Story and a half home with 3 beds, 1 bath on a half acre lot. Newer roof and windows.



Township	Ash	Square Feet ...	1,200+/-	Kitchen	13 x 10
County	Monroe	Bedroom #1...	10 x 10	No. of Baths...	1 Full
Lot Size	100 x 221	Bedroom #2...	12 x 9	Schools	Airport Comm.
Summer Tax...	\$363.30	Bedroom #3...	12 x 10	Parcel No.	01 070 054 00
Winter Tax	\$466.63	Living Room ...	23 x 11		
Homestead	Yes	Dining Room ..	13 x 10		

OPEN HOUSE: Tuesday, October 12, 2021 at 1:00 pm.

DIRECTIONS: Telegraph to east on Carleton Rockwood.

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 **\$3,000 earnest money deposit per Property.**

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 **\$3,000 per Property.** 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, November 26, 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; 3355 Briarfield

Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.; Office: 419-259-5403.

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.

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 K Rose Auction Co, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS
Roger Turner, REALTOR®, Auctioneer, AARE, CAI
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