

# ONLINE ONLY REAL ESTATE AUCTION



9439 AND 9443 GEISER ROAD, HOLLAND, OHIO 43528

**BIDDING ENDS: TUESDAY, OCTOBER 26, 2021 at 12:00 pm**



## SPRINGFIELD TOWNSHIP

### PROPERTY FEATURES:

- One Story Home
- Vinyl Exterior Siding
- Barn Style Shed
- Eat-In Kitchen
- Covered Front Patio
- Located on 2 Lots
- Septic and Well
- Immediate Possession
- Electric Baseboard Heat

Online Estate Auction! Hard to find fixer upper in Springfield Twp! Almost 3/4 acre (.61+/-) with 1 story vinyl sided, 3 bed, 1 bath home with eat-in kitchen and large living room, and washer / dryer hook up. Vacant which means immediate occupancy at closing. Property being sold to settle the estate of George Decair, Sr., Lucas County Probate #2020EST002152.

### PROPERTY INFORMATION:

Living Room ..... 19 x 11	Bedroom #3 ..... 9 x 8	Square Feet ..... 800+/-	Half Year Taxes.... \$474.54
Eat-In Kitchen ..... 14 x 9	No. of Baths ..... 1 Full	School System..... Springfield	TD Parcel No. .... 65-40647
Master Bed ..... 11 x 10	Lot Size ..... 104 x 254	Elementary ..... Crissey	TD Parcel No. .... 65-40654
Bedroom #2 ..... 10 x 10	Foundation ..... Crawl	High School..... Springfield	



**OPEN HOUSE:** Thursday, October 21, 2021 from 5:00 pm - 6:00 pm.

**DIRECTIONS:** Airport Highway to north on Crissey to west on Geiser.

**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 & 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.

**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; 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 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**  
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
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