

# ONLINE ONLY REAL ESTATE AUCTION

**MINIMUM  
BID  
\$100,000**

5555 BROWN ROAD, OREGON, OHIO 43616

**BIDDING ENDS:** WEDNESDAY, NOVEMBER 10, 2021 at 12:00 pm



**TRUST AUCTION!  
SELLING BY HEIRS!**

### PROPERTY FEATURES:

- Family Room Fireplace
- Attached 2 Car Garage
- Laundry Room in Basement
- Brick / Wood Exterior
- Propane
- Public Water
- Gas Forced Air
- Central Air
- Septic

Oregon! Trust Auction selling by Heirs! Greatest investment house to be found! Minimum Bid \$100,000 for this 2,298+/- SF home with 4 beds, 2.5 baths, attached 2 car garage, on almost one acre. Surrounded by desirable homes that are much higher valued. Ideal for investor flip. Needs updating and never offered before.

### PROPERTY INFORMATION:

Living Room .....16 x 12	Master Bed .....20 x 12	Screened Porch.....17 x 14	Square Feet .....2,298+/-
Dining Room .....12 x 14	Bedroom #2 .....11 x 12	Lot Size .....120 x 325	High School.....Clay
Kitchen .....16 x 14	Bedroom #3 .....11 x 13	No. of Baths .....2 Full / 1 Half	Half Year Taxes.....\$2,023.56
Family Room .....20 x 12	Bedroom #4 .....12 x 8	Foundation .....Partial Basement	TD Parcel No. ....44-29581



**OPEN HOUSE:** Thurs, November 4 from 4 pm - 6 pm.

**DIRECTIONS:** Between Stadium and Wynn.

**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 **\$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 **30 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.

### ONLINE CONTENT AUCTION!

Bidding Ends: Monday, November 8, 2021 at 10:00 am

Honda Accord, Collectibles, Jewelry, Furniture, Glass Pieces, and More!

**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

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