

ONLINE ONLY REAL ESTATE AUCTION

**4.49+/-
ACRES WITH
WOODS!**

2724 SOUTH BERKEY SOUTHERN ROAD, SWANTON, OHIO 43558

BIDDING ENDS: TUESDAY, JANUARY 11, 2022 at 12:00 pm



**NEVER OFFERED
BEFORE!**

PROPERTY FEATURES:

- One Story Home
- Vinyl Sided
- Pole Barn
- Chicken Coop or 1 Stall Barn
- Shed Used As Workshop
- New Gas Forced Air Heating
- Central Air
- Septic and Well
- New Well Pump

Online Auction! Never offered before! 4.49+/- acres with woods and metal pole barn. 3 bedroom, one story, with open kitchen to dining and living room. Darling glass sun room ideal for indoor solarium concept or den. Shed was used as workshop. Chicken coop or one stall horse barn included. New furnace, carpet, vinyl flooring, and interior paint. Covered front patio and rear deck. Vacant which means possession at closing. Bid Now!

PROPERTY INFORMATION:

Living Room 11 x 13	Bedroom #2..... 11 x 8	No. of Baths..... 1 Full	Square Feet 933+/-
Dining Room 17 x 12	Bedroom #3..... 15 x 9	Frontage 118 Ft.	School System..... Swanton
Kitchen 12 x 11	Sun Room 7 x 7	Acres..... 4.49+/-	Half Year Taxes.... \$833.34
Master Bed 10 x 9	Mud Room..... 8 x 7	Foundation Basement	TD Parcel No. 72-02941



OPEN HOUSE: Saturday, January 8, 2022 from 1:00 pm - 2:00 pm or By Appointment.
DIRECTIONS: Off Airport Highway, north on Berkey Southern to property.

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**.

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 **\$3,000**. 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 **40 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.

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.

EXTENDED BIDDING: This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

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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