



Pamela K Rose Auction Co LLC
 REAL ESTATE | AUCTIONEERS | CONSULTANTS
 5825 Weckerly Road, Whitehouse, Ohio 43571
 Office: 419-865-1224 | www.PamelaRoseAuction.com Or On Our App



**1,500+/- SF Brick Ranch on 1.59+/- Acres
 Selling Separately - 87.2+/- Acres of Farm Land**

Online Only Real Estate Auction



9015 and 9115 Rodesiler Highway, Riga, Michigan 49276
 Online Bidding Ends: Thursday, June 16, 2022 at 12:00 pm

Property Photos -



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

Real Estate Auction Terms and 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 (House) and / or \$20,000 (Land) earnest money deposit.**

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 **\$5,000 (House) and / or \$20,000 (Land).** 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 (House) and / or 45 Days or 60 Days with Additional \$20,000 Deposit (Land)** of the auction.

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 Non Refundable 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.

STAY UP-TO-DATE ON SOCIAL MEDIA!



**1,500+/- SF Brick Ranch on 1.59+/- Acres
 Selling Separately - 87.2+/- Acres of Farm Land**

Estate Auction

Real Estate - Selling Online Only

Riga

*9015 Rodesiler Highway
 Brick Ranch on 1.59+/- Acres*

*Online Bidding Ends
 Thursday, June 16, 2022
 at 12:00 pm*

*9115 Rodesiler Highway
 87.2+/- Acres of Farm Land*

Michigan



1,500+/- SF Brick Ranch on 1.59+/- Acres

Lot #1

9015 Rodesiler Highway
Riga, Michigan 49276



Property Features

Brick Ranch
Sun Room
Expansive Rear Deck
Garden Shed

Attached 2+ Car Garage
Hardwood Floors
Forced Air (New Fall 2021)
Central Air (New Fall 2021)

Septic and Well

Auctioneer Notes

Online Only Auction! Brick ranch on 1.59+/- acres in serene country setting. Vaulted sun room addition, expansive rear deck, attached garage plus garden shed. Never offered before!

Property Details

Living Room 19 x 13
Eat-In Kitchen 15 x 9
Family Room 22 x 13
Master Bed 13 x 12
Bedroom #2 11 x 10
Bedroom #3 10 x 10

Sun Room 15 x 12
No. of Baths 1 Full / 1 Half
Lot Size 345 x 199
Foundation Full Basement
Square Feet 1,520+/-
School System Blissfield

County Lenawee
Township Riga
TD Parcel RG0-113-1030-00
Summer Taxes \$656.70
Winter Taxes \$984.67

Bidding Ends

Thursday, June 16, 2022
at 12:00 pm

Open House

Wednesday, May 25 from 4 pm - 5 pm
Tuesday, June 14 from 4 pm - 6 pm

Selling Separately - 87.2+/- Acres of Farm Land

Lot #2

9115 Rodesiler Highway
Riga, Michigan 49276

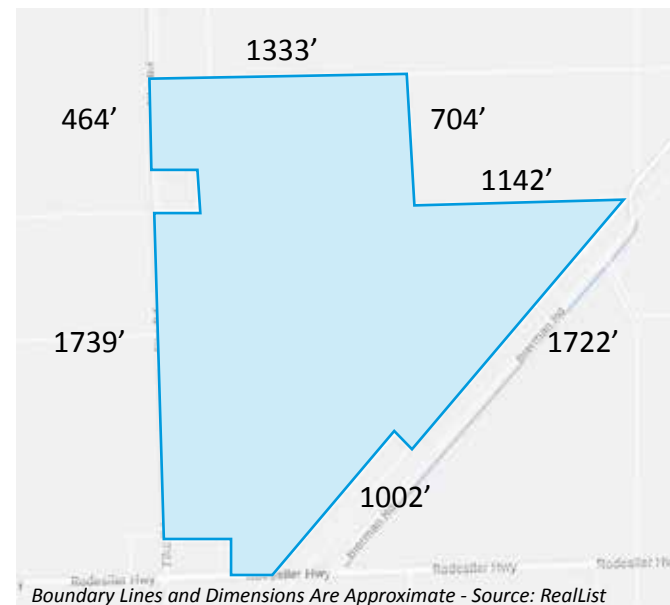
Estate Auction

Bidding Ends

Thursday, June 16, 2022
at 12:00 pm



87.2+/- Ac.



Boundary Lines and Dimensions Are Approximate - Source: RealList

Property Details

Farm Land
Farm Land Is Leased For 2022 -
Rent Is Prorated

Lot Size 87.2+/- Acres
County Lenawee
Township Riga
TD Parcel RG0-113-1100-00
Summer Taxes \$1,082.62
Winter Taxes \$1,924.33

Property being sold to settle
the Estate of Emma Soff. Never
offered before!

Drive by anytime to view
farm land or attend the Open
House for the Real Estate.