

Lake Erie Attractions

Lake Erie Islands and Cedar Point Amusement Park



REAL ESTATE 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 **\$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 **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 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.

Minzuyahta-On-The-Bay

Directly Across From Auction Property

ONLINE REAL ESTATE DUPLIX AND GARAGE OR 4 BUILDING LOTS AUCTION



Beautiful
Waterfront
Great
Life

Summer Hot Spot - Resort Area

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



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

STAY UP-TO-DATE ON SOCIAL MEDIA!



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Rose
Auction
Company, LLC

9955 East Bayshore Road, Lakeside Marblehead, Ohio 43440

Online Bidding Ends:

Wednesday, September 21, 2022 at 12:00 pm

9955 East Bayshore Road

(4) Lots - Zoned Duplex



Boundary Lines Are Approximate

Online Auction! Duplex that is a fixer upper located directly across from water, beaches, and marina. **Per Ottawa County Regional Plan Commission***, **property could be separated into (4) buildable duplex lots if house and garage were removed.**

**Questions on a lot split or requirements? Contact Ottawa County Regional Plan Commission, Mark Mesa at 419-967-5469.*



PROPERTY FEATURES

- 2 Car Detached Garage
- Dockage Possible - Waiting List at Mineyahta Across the Street
- Zoned Duplex - Existing Structure: Fixer Upper
- Unlimited Potential to Demolish and Have (4) Sell-able Lots

ROOM DIMENSIONS | PARCEL DETAILS

Mud Room..... 14 x 12
 Kitchen #1..... 12 x 12
 Kitchen #2..... 15 x 10

Living Room 15 x 14
 Family Room..... 15 x 11

Bedroom #1..... 14 x 11
 Bedroom #2..... 13 x 11
 Bedroom #3..... 10 x 10
 Bedroom #4..... 13 x 15
 Bedroom #5..... 11 x 15

Upstairs
 Upstairs

Common Area 29 x 11

No. of Bathrooms 2 Full Main Floor

County Ottawa
 Township Danbury

School District..... Danbury

Parcel No. 0141219416268000
 Legal Description Lots 82 and 83
 Lot Size 115 x 150

Parcel No. 0141219416307000
 Legal Description Lots 130 and 131
 Lot Size 100 x 115

Half Year Taxes (both parcels)..... \$1,822.20
 Homestead Reduction (Parcel Ending 68000) \$177.53

Open House

Friday, September 16, 2022
 from 12:00 pm - 1:00 pm



Bidding Ends: Wednesday, September 21, 2022 at 12:00 pm

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

Access to Three Private Beaches

at Mineyahta Across the Street. Cost is \$80.00 Annual Maintenance Fee.



Bid Now Online At www.PamelaRoseAuction.com Or Download Our App from the App Store or the Play Store