

ONLINE ONLY ESTATE AUCTION

6539 COUNTY ROAD P, NAPOLEON, OHIO 43545

BIDDING ENDS: WEDNESDAY, OCTOBER 19, 2022 at 12:00 pm

**BEING SOLD
TO SETTLE
AN ESTATE!**



**ATTRACTIVE
COUNTRY SETTING**

PROPERTY FEATURES:

- One Story Home
- 2 Car Attached Garage
- Pole Building and Shed
- (2) Fireplaces
- Propane Gas
- Septic / Well
- Boiler System

Online Estate Auction! Attractive country setting on 1.3+/- acres. 768+/- SF pole barn with side patio, 2 car attached garage, large 240+/- square foot shed, and concrete drive to garage. This is a mobile home built in 1976 with front porch that has modifications and additions. Living room has knotty pine ceilings, electric fireplace, and opens to eat-in kitchen. Family room with wood burning stove. Home needs paint and cleaning. One of the baths needs new toilet and flooring. The land, location, and pole barn are nice. Never offered before. Property being sold to settle the Estate of David Myles, Henry County Case No. 20221051.

Living Room 22 x 18	Bedroom #2..... 12 x 11	Foundation Crawl	Half Year Taxes:.... \$858.06
Eat-In Kitchen 23 x 11	Bedroom #3..... 8 x 10	Square Feet 1,696+/-	Parcel No. 33-199571-00040
Family Room 17 x 20	No. of Baths: 2 Full (See Notes)	School System..... Napoleon	
Master Bed 13 x 11	Lot Size 198 x 290	County Henry	

OPEN HOUSE: Thursday, October 6, 2022 from 3 pm - 5 pm.
OPEN HOUSE: Monday, October 17, 2022 from 4:30 pm - 6 pm.
DIRECTIONS: Between State Route 109 and State Route 65.

ONLINE CONTENT AUCTION!
 Bidding Ends: Tuesday, October 11, 2022 at 10:00 am
 2010 Rockwood Trailer, Commercial Band Equipment, Tools, Household, & More

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 **\$3,500 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 **\$3,500**. 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 **35 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 & Escrow; 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.

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



Pamela Rose Auction Company, LLC
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
 Office: 419-865-1224

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