

ONLINE AUCTION



First Time Offered!

2470 US Highway 20, Swanton, Ohio 43558

Rare Opportunity To Run Your Own Business From Home
Zoned Residential and Commercial

Online Bidding Ends

Tuesday, May 23, 2023 at 12:00 pm



Real Estate Open House

Saturday, May 13, 2023 from 9:00 am - 11:00 am



ONLINE ONLY REAL ESTATE AUCTION

- Zoned Residential and Commercial
- 1,592+/- SF Home with 3 Beds
- 0.75+/- Acre Pond with House, Beach
- (3) Outbuildings

First time offered exclusively at Online Auction! Rare opportunity to run your own business out of your home located at

2470 US Highway 20, Swanton, Ohio 43558

Well maintained 3 bed, 1.5 bath 1,592+/- SF home with hardwood floors, fireplace in the living room, outside buildings include a 66 x 36 heated hip barn with office, bath, 2 bay workshop with supply room and a 60 x 50 showroom with heat, air, 8 x 8 overhead door, and office. 3 bay pole barn with 14' ceilings and 12 x 12 doors attached to show room, other buildings included. 3/4 acre pond with sand beach, fire pit, TV screen, and rec room. Just a short 10-minute drive to Sylvania. Online Auction Bidding Ends -



PROPERTY FEATURES

- Out Buildings: 36' x 66' | 50' x 50' | 50' x 60'
- Lean To: 12' x 36'
- Hip Barn Has (2) Haymows And (2) Supply Rooms
- Entry Alarm In All Buildings | Invisible Fence
- Patio: 16' x 15'
- 0.75+/- Acre Automatic Self-Filling Pond From Drainage Tile With Sand Beach and Pool House
- Pool House With Electric, Internet, Fire Pit, TV Screen
- 1500 Gallon Septic Tank With Leach Field
- Gas Heat | Central Air | Instant Hot Water | City and Pond Water

Tuesday, May 23, 2023 at 12:00 pm

OPEN HOUSE:

Saturday, May 13, 2023 from 9:00 am - 11:00 am.

ONLINE LANDSCAPE EQUIPMENT AUCTION!

Online Bidding Ends: Monday, May 15, 2023 at 10 am.

Trucks, trailers, mowing equipment, gift shop items.

View the catalog, photos, and register online.



Dining Room.....	13 x 16	Laundry Room	In Basement
Kitchen	21 x 11	Front Porch.....	8 x 34
Family Room.....	27 x 15	Lot Size	329 x 902
Master Bed	14 x 10	School System.....	Evergreen
Bedroom #2.....	11 x 12	County	Fulton
Bedroom #3.....	11 x 11	Half Year Taxes....	\$1,535.40
No. of Baths.....	1 Full / 1 Half	Parcel No. 01-001696-01-000	

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 **\$10,000 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 **\$10,000**. 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 **45 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.

DIRECTIONS: Just east of Route 64.

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



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

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