

5.19+/-
WOODED ACRES
IN
FULTON COUNTY

ONLINE REAL ESTATE AUCTION



11548 COUNTY ROAD B, WAUSEON, OHIO 43537

BIDDING ENDS: WEDNESDAY, SEPTEMBER 4, 2019 AT 12:00 PM

5.19+/- wooded acres with towering evergreens outlining property. Large 40 x 31 pole barn with cement floors. Park setting with 1,307+/- frontage, attached 2 car and detached 2 car garage. 4 bedroom farmhouse that is a fixer upper. Ideal for buyer looking for looking for sweat equity or a buyer that wants 5+/- acres in an area where buyers build new homes. Ideal rental or buy for storage with the high doors and pole barn. Never offered before selling by heirs. Bidding starts at \$20,000.

PROPERTY FEATURES

Farmhouse on 5.19+/- Wooded Acres
 1,307+/- Frontage
 Pole Building with Cement Floors
 Attached and Detached 2 Car Garages
 Front Porch
 Septic / Well
 New Roof in 2007

ROOM DIMENSIONS

Kitchen 24 x 11
 Family Room 27 x 13
 Master Bedroom 20 x 7
 Bedroom #2 10 x 11
 Bedroom #3 9 x 16
 Bedroom #4 17 x 13

PROPERTY INFORMATION

Lot Size 1,307 x 173
 No. of Bathrooms 1 Full
 Foundation Crawl
 Square Feet 1,928+/-

SCHOOL INFORMATION

Elementary Wauseon
 High School Wauseon

COUNTY - TAXES - PARCEL DETAILS

County Fulton
 Half Year Taxes \$672.63
 Homestead Reduction \$230.79
 Parcel No. 30-057292-00.000

OPEN HOUSE:

Tuesday, August 27, 2019 from 4:30 pm - 5:30 pm
 Tuesday, September 3, 2019 at 12:00 pm

DIRECTIONS:

Route 24 to north on SR 109 to west on County Road B.

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com | Online Auctions | Online Real Estate | Log In / Registration 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 faxing the proof of funds to 419-865-6594 or emailing to toni@PamelaRoseAuction.com at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, 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 Greater Metropolitan Title, 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 **15 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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

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.

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.

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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