

ONLINE ONLY MINIMUM BID AUCTION



252 MAPLE STREET, METAMORA, OHIO 43540

BIDDING ENDS: WEDNESDAY, NOVEMBER 15, 2023 at 12:00 pm



MINIMUM BID
\$35,000

PROPERTY FEATURES:

- One Story Home
- Wall Heater Needs Repaired
- Seller Winterized Home
- Rear Deck
- Large Shed with Loft, Concrete Floors
- Private Concrete Drive
- Fireplace in Living Room
- Vaulted Ceilings in Living Room and Pool Room
- Public Water and Sewer

Online Estate Auction! Property is being sold to settle the Estate of John Kleeberger, Fulton County Case Information 20221277. Located in Fulton County and quiet town of Metamora. This property is across from the library. Evergreen School District! Investors or owners looking for a fun fixer upper this is the one! One story 2 bedroom with living room with vaulted beamed ceilings, built in shelving and fireplace. Open dining room to kitchen with appliances. Tiled large shower and private utility room. Bonus Room has indoor pool and vaulted ceilings. Make it your own Oasis or fill in pool and have giant family room. Rear deck overlooking private rear yard and large 2 story Shed / workshop with concrete floors and electricity with loft for storage. Never offered before. Cash only sale with closing on or before November 30th. The furnace and hot water tank are not working per the Seller.



OPEN HOUSE:

Monday, November 13
from 4:30 pm - 5:30 pm



DIRECTIONS:

Main to south on Maple,
east of Swanton

Living Room 14 x 11
Dining Room 15 x 9
Kitchen 13 x 6
Master Bed 10 x 11

Bedroom #2 14 x 10
Bonus Room with
Indoor Pool 15 x 26
Laundry 7 x 6

No. of Baths 1 Full
Lot Size 33 x 165
Foundation Crawl
Square Feet 1,360+/-

School System Evergreen
County Fulton
Half Year Taxes \$466.96
Parcel 02-002564-00.000

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 **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Perrysburg 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 **Thursday, November 30, 2023**.

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 Perrysburg Title; 330 Louisiana Avenue, #1, Perrysburg, Ohio 43551; Office: 419-874-3203.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Exempt Form, 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.

BIDDING: All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

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
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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

STAY UP-TO-DATE ON SOCIAL MEDIA!



©2023 Pamela
Rose
Auction
Company, LLC