



43.773+/- ACRES OF FARMLAND

ONLINE AUCTION

7453 AUBURN CENTER ROAD, Tiro, Ohio 44887

Located In Crawford County

Online Bidding Ends: Tuesday, **SEPTEMBER 10**, 2024 at 12:00 pm



An Online Auction for quality farmland in Crawford County, Ohio, is underway, featuring approximately 43.773+/- acres of predominantly level land with partial tiling. The auction includes two parcels totaling 56.37+/- acres, with 12.607+/- acres designated to be separated before closing. This portion encompasses wooded areas and an access lane situated on the property's perimeter. Long term family farm that has never been offered before.

The land is between OH-39 and Hanna Road.

Soil Types Include:

- Luray Silty Clay Loam
- Cardington Silt Loam
- Bennington Silt Loam
- Pewamo Silty Clay Loam

Small Amounts of Various Soils
 Some Of The Tillable Land Is Tiled
 Full Year Taxes: \$724.16
 Parcel No. 01-0000237.000
 Parcel No. 01-0000240.000

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 **\$7,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Old Crawford Land Title Agency, immediately following the auction, in the amount of **\$7,500**. 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 **60 Days Or In Accordance With Split**.

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 Old Crawford Land Title Agency; 133 South Sandusky Avenue, Bucyrus, Ohio 44820; Office: 419-562-4978; Email: tami@oldcrawford.com

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, 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. The property is being sold "as-is, where-is."

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



Pamela Rose Auction Company, LLC
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