



Pamela K Rose Auction Co LLC
 REAL ESTATE | AUCTIONEERS | CONSULTANTS
 5825 Weckerly Road, Whitehouse, Ohio 43571
 Office: 419-865-1224 | Toll Free: 877-462-7673
 Online at www.PamelaRoseAuction.com

**30+/- Acres with 32 Stalls, Indoor Riding Arena,
 Custom Built 4200+/- Square Foot Home**

Live Onsite Auction with Online Bidding Available



*12695 Ridgeville Road, Ottawa Lake, Michigan 49267
 Wednesday, July 15, 2020 at 4:00 pm*

Property Photos -



Real Estate Auction Terms and Conditions

ONSITE BIDDERS:
\$20,000 Deposit must be presented at time of registration for auction in form of cashier's check or personal check made payable to Midland Title. **Balance due at closing within 60 Days After Acceptance.** If registrant is last bidder, the check will be deposited into Midland Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish an Owner's Insurance Policy at closing at title company. Taxes prorated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter.

ONLINE BIDDERS:
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 info@pamelaroseauction.com 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 **\$20,000 earnest money deposit**.
EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title immediately following the auction, in the amount of **\$20,000**. 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 **60 Days After Acceptance**.
TITLE: An Owner's Insurance Policy will be provided at Seller's expense giving marketable title subject to existing easements and restrictions. The Escrow Agent will be Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.
DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Relationship, Lead Based Paint, Seller's Disclosure Statement, and the Earnest Money Release 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.
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.
PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

STAY CONNECTED:



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AUCTION



12695 Ridgeville Road

30+/- Acres

Indoor Riding Arena

32 Stalls

Fenced Pasture

*Ottawa Lake, Michigan
 49267*

**IT'S YOUR
 DREAM HOME
 MAKE IT
 A RETREAT**

*Offered Exclusively at Auction - Live Onsite with Online Bidding
 Wednesday, July 15, 2020 at 4:00 pm*

Property Features

- Indoor Riding Arena With New Footing In 2017
- (32) Horse Stalls Total All Have Rubber Matting And Electrical Outlets At Each Stall, (2) Are Currently Used As Grooming Stalls. (7) Stalls Are 12 x 12, (23) Stalls Are 10 x 12, And (2) Stalls Are 13 x 14 With Rubber Paver Matting (These Two Stalls Are New)
- (1) Goat / Mini Horse Stall
- LED Lighting In The Barn Aisle Ways And The Indoor Arena
- Poured Concrete Pit For The Manure Pile In 2016
- (15) Newly Fenced Pastures, Each Equipped With A Climate Controlled Richie Automatic Waterer's



A Dream Come True....

Imagine waking every morning to the sun rising gently over your pond and pastures, the morning dew sparkling in your orchard and gardens, and bird song carried on the gentle breeze stirring from your meadow into of your country estate.

Your breakfast table overlooks a sweeping expanse of windows that frames the gently sloping lawn and profusion of flowers. Bounty from your own garden fills every plate and eggs from your chickens are sizzling at the stove.

There are frogs to catch by the water's edge, strawberries bursting with ripeness in the garden, fleecy lambs in the barn, riding their favorite horse and trees to climb, chickens to chase, canoes to paddle ... adventure awaits.

As the sun rises ever higher in the sky, life beyond the house, barn and grounds beckons. Perhaps everyone will hop on their bikes and pedal just down the bike path or ride in the indoor arena. You meet friends for coffee in your indoor arena or brick paved barns.

As evening chases away the sun, warm firelight beckons all back into the house to once again gather at the table. Over plates of just-picked sweet corn, juicy tomatoes and crisp cucumbers, plans are made for friends and family to visit the following day for a picnic, hayride and bonfire.

The star-filled sky beckons for one more ride through the trails and a final check on the barn animals. Once everyone is snug for the night in their beds, the serenade of a country night sings you to sleep as you dream of another perfect day.

Where can you find this idyllic life? The perfect respite from the hustle and bustle of today's world is right here, in the heart Ottawa Lake.

This lovely Custom Built estate was carefully planned and built by a family with a desire to provide their



- (1) Stallion / Sick / Injured Horse Smaller Paddock
- Security System Installed Around The Entire Property And Inside The Barn And Indoor Riding Arena
- Heated Water
- Stone Floor To Ceiling Fireplace
- 5 Car Garage
- (2) Tack Rooms, One Of Which Has A Bathroom And Laundry Room
- 10+/- Acres Of The Property Is Hay Fields
- Office
- Laundry Rooms
- Lab Room
- Pond
- Work Shop
- Gas Fireplace
- Appliances: Ranges, Stoves, Refrigerators, Washers, Dryers
- Gas Forced Air Heat
- Central Air Conditioning
- Septic And Well

children with an old-fashioned childhood —Horseback riding, fishing, playing outside, tending animals, bicycling, bonfires, dances and hayrides .

This is the life you have dreamed of for yourself and your family. Don't miss the opportunity to make your dreams a reality with this once-in-a-lifetime offering. This estate is filled with details that will bring grace and joy to your life.

The property will be available for preview on Wednesday, July 8, 2020 and Monday, July 13, 2020 from 3:00 pm - 5:00 pm.



Property Details

Great Room: 31 x 21 with Fireplace
Dining Room: 13 x 21
Kitchen: 12 x 20
Family Room: 12 x 16 with Fireplace
Library / Den: 12 x 17

Breakfast Nook: 15 x 34
Master Bedroom: 16 x 24
Bedroom #2: 12 x 18
Bedroom #3: 11 x 18
Lot Size: 30+/- Acres

No. of Baths: 4 Full / 1 Half
Foundation: Crawl / Slab
Summer Taxes: \$5,195.00
Winter Taxes: \$7,110.00
Property ID: RG0127205000

