

# ONLINE ONLY AUCTION

FOR TRUCKING COMPANY, METAL RECYCLING, TOWING  
COMPANY, SALVAGE YARD, OR SCRAP YARD



**5618 US HIGHWAY 20A, DELTA, OHIO 43515**

**BIDDING ENDS: THURSDAY, JULY 30, 2020 AT 12:00 PM**



**Ideal Location 8.03+/- Acres**

# ONLINE ONLY AUCTION

PROPERTY AT 5618 US HIGHWAY 20A WILL BE SOLD ON JULY 30 AT 12 PM

- Current Use Towing Company With Salvage License Location And Used Auto Sales License Location
- 20 Minutes West Of Toledo, Ohio On US Highway 20A With Estimated 20,000 Per Day Traffic Count

Fulton County

Parcel No. 24-045616-00.000

Half Year Taxes: \$4,744.51

Property Is Unzoned

Building #1: 84 x 60

Building #2: 36 x 12

Parking Spaces: 31+

Ceiling Height: 16 - 20 Feet

Ideal location! Metal recycling trucking company, towing service, salvage yard, scrap yard. 10,344+/- SF new building in 2016 on 8.03+/- unzoned acres. New septic, leach, & well. Natural gas, city water available across street. Separate utilities, 60 x 84 x 16 shop/office/parts room, east building is 12 x 12 x 16 with living quarters and shop area. Secured storage lot with 9' fence and 70' truck scale. The air compressor and lifts are available to purchase separately.



SEPARATE IMPOUND FENCED LOT



## OPEN HOUSE:

Wed. July 22  
from  
12 pm – 1:30 pm

Wed. July 29  
from  
3:30 pm – 5 pm

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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:** 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; 3103 Executive Pkwy, 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 Disclosure, and the 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.

**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](http://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](http://www.pamelaroseauction.com).

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