

48+/- ACRE LAND AUCTION

MONCLOVA
TOWNSHIP



5545 Keener Road, Monclova, Ohio 43542

Online Only Bidding Ends: Wednesday, September 30, 2020 at 12:00 pm



48+/- Acres in Monclova Township. Prime land ideal for development, investment, or private estate. Rolling topography, perimeter lined with beautiful evergreens, (2) ponds, and immediately adjacent to Wabash Cannonball Trail. Rare opportunity located in Anthony Wayne Schools.

PROPERTY FEATURES

Lot Size:	47.945+/-	Gas:	Ohio Gas	Half Year Tax:	\$1,245.25
Power:	Toledo Edison	Schools:	Anthony Wayne	TD Parcel No.:	38-08257
Water:	Toledo		Monclova Elem.		

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 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 **\$25,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to the Title Company, immediately following the auction, in the amount of **\$25,000**. 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 **Monday, November 30, 2020**.

TITLE: A guaranteed certificate of title will be provided at Seller's expense giving marketable title subject to existing easements and restrictions.

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.

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.

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Michael Murray, Broker, Auctioneer, CAI, GRI

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

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VIEW MORE DETAILS AND BID NOW AT

www.PamelaRoseAuction.com

Call Our Office For More Information At
419-865-1224 | Toll Free: 877-462-7673

STAY UP-TO-DATE ON SOCIAL MEDIA!

