



REAL ESTATE AUCTION

2 Houses | Pond | Stable with 8 Stalls | Vacant Land



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 an **earnest money deposit of \$5,000 (Land) or \$10,000 per 20+/- acre lots (Houses)**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$5,000 (Land) and/or \$10,000 per House**. 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 **45 Days after 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 Greater Metropolitan Title; 3131 Executive Parkway, Toledo, Ohio 43606; Karey Donley; 419-530-0001.

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



**OFFERED
IN SPLITS**

20.545+/- Ac.

26.17+/- Ac.

7.266+/- Ac.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com

 **Pamela Rose Auction Company, LLC**
 REAL ESTATE | AUCTIONEERS | CONSULTANTS
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4113 COUNTY ROAD N, SWANTON, OHIO 43558
 BIDDING ENDS: TUESDAY, NOVEMBER 17, 2020 AT 12:00 PM

REAL ESTATE AUCTION

Never offered before! A gorgeous property with 2 houses, pond, and a stable with 8 stalls. The property also includes a fenced in pasture and is wooded and private. Pre Auction offers considered on entire parcel. Property being sold to settle Trust with Online Bidding ending on Tuesday, November 17, 2020 at 12:00 pm.

PROPERTY INFORMATION

- Access to Public Water
- Some Woods
- * Being Offered In Several Splits

School System: Evergreen
 County: Fulton
 Half Year Taxes: \$2,916.22
 Parcel No. 11-020772-00.000



Property Split Information

Split #1 - 20.545+/- Acres (Parcel D)
 2 Story House with Pond, Barn, and Stalls

Split #2 - 26.17+/- Acres (Parcel B and C)
 1 Story House

Split #4 - 7.266+/- Acres (Parcel A)
 Land Only

PROPERTY DETAILS - SPLIT #1



PROPERTY DETAILS

Master Bed: 17 x 18	Square Feet: 1,522+/-
Bedroom #2: 15 x 14	Baths: 2 Full / 1 Half
Bedroom #3: 15 x 14	Foundation: Crawl
Dining Room: 10 x 14	Family Room Fireplace
Family Room: 35 x 19	Pond
Kitchen: 15 x 11	Barn with 8 Stalls
Laundry: 17 x 6	Attached 2+ Car Garage



OPEN HOUSE for both Properties and Land

Tuesday, November 10, 2020 from 12:00 pm - 2:00 pm
 Saturday, November 14, 2020 from 10:00 am - 12:00 pm

PROPERTY DETAILS - SPLIT #2



PROPERTY DETAILS

Master Bed: 15 x 15	Square Feet: 2,532+/-
Bedroom #2: 17 x 18	Baths: 2 Full / 1 Half
Bedroom #3: 14 x 13	Foundation: Crawl
Screened Porch: 23 x 5	Living Room Fireplace
Dining Room: 14 x 10	Attached 2+ Car Garage
Living Room: 34 x 19	Extra Storage in Garage
Kitchen: 15 x 10	In-Ground Pool

VIEW MORE ONLINE AT WWW.PAMELAROSEAUCTION.COM