

ONLINE ONLY REAL ESTATE AUCTION

337 LAYER ROAD, HOLLAND, OHIO 43528

BIDDING ENDS: THURSDAY, OCTOBER 29, 2020 at 1:00 pm

SPRINGFIELD TOWNSHIP

PROPERTY FEATURES:

- Large Lot
- Detached Garage with Heated Rec Room
- Asphalt Driveway
- Vinyl Sided
- Range and Dishwasher Included
- (3) Sheds for Storage
- Public Water / Sewer
- Forced Air Heat with Central Air



MINIMUM BID 75,000! Excellent value in Springfield Schools. 3 bed, 2 full bath home on just under an acre. Heated detached garage with large rec room, private entry with asphalt drive, and three sheds for additional storage. Long term owner passed away and property has never been offered before.

PROPERTY INFORMATION:

Living Room: 20 x 13 (Fireplace)
Dining Room: 13 x 13
Kitchen: 13 x 12
Rec Room: 25 x 22

Master Bed: 13 x 13 (Walk In)
Bedroom #2: 16 x 11
Bedroom #3: 8 x 6
Laundry: 13 x 6

Mud Room: 10 x 7
Lot Size: 137 x 298
No. of Baths: 2 Full
Foundation: Crawl

Square Feet: 1,563+/-
Half Year Taxes: \$811.46
Homestead: \$299.98
TD Parcel No. 65-41404

OPEN HOUSE: Tuesday, October 27, 2020 from 4:00 pm - 6:00 pm.

DIRECTIONS: On Layer, off Hill, between King and Centennial.

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 **\$3,500 earnest money deposit**.

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 **\$3,500**. 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 **35 Days** after acceptance or by **Thursday, December 3, 2020**.

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.

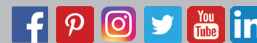
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