

# ONLINE ONLY AUCTION!

## WATERFRONT HOMES

# SPRINGFIELD TOWNSHIP!



## 1 AND 11 LAKE MOON DRIVE, HOLLAND, OHIO 43528

ONLINE BIDDING ENDS:

### THURSDAY, NOVEMBER 12, 2020 AT 1:00 PM

Online Only Auction. Two homes on Lake Moon selling separately or together. Never offered before! Each home is situated on a 5+/- acre lot which extends into the lake. Both parcels combined is a little over 10+/- acres. A rare offering in Springfield Township. **BID NOW** at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)!

#### TRACK # PROPERTY ADDRESS

- 1 ..... 1 Lake Moon Drive
- 2 ..... 11 Lake Moon Drive
- 3 ..... 1 and 11 Lake Moon Drive

#### PROPERTY FEATURES

- Private Lake Access
- Private Setting



#### 1 LAKE MOON DRIVE

Living Room: 18 x 14  
 Kitchen: 12 x 10  
 Master Bed: 14 x 13  
 Bedroom #2: 9 x 9  
 Bedroom #3: 12 x 10  
 Bedroom #4: 11 x 9

Utility Room: 9 x 6  
 No. of Baths: 2 Full  
 Foundation: Crawl  
 Square Feet: 1,328+/-  
 Year Built: 1994  
 Springfiled Schools

Crissey Elementary

Half Year Tax: \$1,563.71  
 Parcel No. 65-07272



#### 11 LAKE MOON DRIVE

Living Room: 20 x 16  
 Eat-In Kitchen: 21 x 14  
 Family Room: 24 x 17  
 Master Bed: 20 x 13  
 Bedroom #2: 18 x 12  
 Bedroom #3: 18 x 12

Laundry: 13 x 11  
 Sun Room: 20 x 16  
 Entry: 14 x 6  
 No. of Baths: 2.5  
 Foundation: Crawl  
 Square Feet: 2,676+/-

Springfiled Schools  
 Crissey Elementary

Half Year Tax: \$2,278.47  
 Parcel No. 65-07273



Open House #1: Sunday, November 1, 2020 at 12:00 pm - 2:00 pm  
 Open House #2: Tuesday, November 10, 2020 from 4:00 pm - 6:00 pm



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#### REAL ESTATE TERMS AND 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 **\$7,500 earnest money deposit per Property**.

**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 **\$7,500 per Property**. 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 **40 Days** after acceptance or by **Tuesday, December 22, 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](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).

**DIRECTIONS:** Off Angola, between King and Centennial.

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#### AUCTION ASSOCIATES

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