

ONLINE ONLY REAL ESTATE AUCTION

323 WOLFLY AVENUE, BOWLING GREEN, OHIO 43402

BIDDING ENDS: FRIDAY, MARCH 5, 2021 at 12:00 pm



NEAR BGSU!

PROPERTY FEATURES:

- One Story Home
- Attached 1 Car Garage
- Workshop
- Covered Front Porch
- Rear Barn / Shed
- Public Water
- Sanitary Sewer
- Central Air / Gas Heat
- Asphalt Driveway
- Appliances: Dishwasher, Washer, Dryer, Range/ Oven, and Refrigerator

Online Auction! Near Bowling Green State University! Ideal for investor or affordable living in top rated college town. Near parks, restaurants, coffee shops, and entertainment with university within walking distance. Highly desired location. Open kitchen with eat-in area and dining area opens to living room with abundance of light from large window. Attached garage, 3 bedrooms, and 1 bath. Rear yard with large hedges makes it private. Workshop room off garage for extra storage. Pre-auction offers considered.

PROPERTY INFORMATION:

Living Room:	13 x 20	Bedroom #3:	10 x 9	Foundation:	Slab	Half Year Taxes:	\$805.16
Eat-In Kitchen:	16 x 11	Laundry/Utility:	11 x 8	Square Feet:	1,032+/-	Parcel No.	
Bedroom #1:	14 x 11	Lot Size:	65 x 116	School System:	Bowling Green	B08-510-2402-10004000	
Bedroom #2:	12 x 9	No. of Baths:	1 Full	County:	Wood		



OPEN HOUSE: Sunday, February 28, 2021 from 1:00 pm - 2:00 pm.

DIRECTIONS: Off State Route 25, just north of Wooster.

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$2,500 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 **\$2,500**. 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 **40 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 Parkway, 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, 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.

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



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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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