

2.24+/- ACRES

BEDFORD TOWNSHIP

Premier 2.24+/- acres of commercial land in the Lambertville Village Overlay District. Great location on a busy corner in fast growing Lambertville.

MINIMUM BID \$50,000

PROPERTY FEATURES

- Busy Corner In Fast Growing Area
- Great Location For Your Commercial Building
- Public Water and Swer At The Street
- Survey Available
- Phase 1 and Limited Phase 2 Available from 2010

OTHER INFORMATION

School System: Bedford

County: Monroe

Township: Bedford

Parcel ID: 02-019-125-00

Summer Taxes: \$737.61

Winter Taxes: \$2,113.90

TERMS & CONDITIONS

AUCTION REGISTRATION: AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on 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 **\$5,000 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 **\$5,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **45 Days After Acceptance**.

TITLE: An Owner's Insurance Policy 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, Real Estate Agency Relationship Disclosure, and the Earnest Money Release 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.

Online Only

LAND AUCTION



0 SECOR ROAD, LAMBERTVILLE, MICHIGAN 48144

Bidding Ends: Thursday, April 15, 2021 at 12:00 pm

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REAL ESTATE | AUCTIONEERS | CONSULTANTS

AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI and Pamela Rose, Broker, Auctioneer, AARE, CAI

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