

REAL ESTATE

ONSITE AND LIVE ONLINE AUCTION

416 Rosedale Drive
Northwood, Ohio 43619

WED. JANUARY

11

2017 AT 4:00 PM



PROPERTY FEATURES

One Story with Front Porch
Block with Covered Brick/Stone
Concrete Driveway
Located on a Dead End Street
Stove
Living Room with Coved Ceiling

Gas Forced Air Heating
Gas Hot Water Tank
Public Water
Sanitary Sewer

COURT ORDERED AUCTION! MINIMUM BID \$23,333.33! Property being sold to settle the estate of Margaret Mapes, Wood County Probate # PE 20151319. 1 story single family home featuring a large kitchen with snack bar and eat in area and a 2 car attached garage. Ideal fix and flip or investor home that needs cosmetic updates. Low minimum bid in area of higher priced homes.

ROOM DIMENSIONS

Living Room: 17 x 10
Kitchen: 18 x 10
Master Bedroom: 15 x 9
Bedroom #2: 12 x 9
Bedroom #3: 9 x 10
Utility / Laundry Room: 9 x 8

OTHER INFORMATION

Lot Size: 30 x 125
No. of Bathrooms: 1
Foundation: Crawl
Square Feet: 1,144+/-
Northwood Schools

County: Wood

Full Year Taxes: \$662.26

Homestead: \$267.95

Parcel No.

M50-300-130402017000

M50-300-130402018000

ON-SITE BIDDERS TERMS AND CONDITIONS:

TERMS: \$3,500 deposit down day of auction in the form of Cash, Cashier's Check, or approved Personal Check made payable to Greater Metropolitan Title. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing within 30 days in accordance with Court Approval.

The remainder of the below noted terms also apply to the on-site bidders.

ONLINE BIDDERS TERMS AND CONDITIONS:

AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / Real Estate 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 toni@pamelaroseauction.com at least 24

hours 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 emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **30 days** in accordance with Court Approval.

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, Lead Based Paint, and the Property Disclosures.

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.

DIRECTIONS: Oregon Road to east on Rosedale Drive, between Wales and W Andrus.

PREVIEW AND REGISTRATION: begins at 3:00 pm day of auction.

VIEW A BROCHURE, VIDEO, AND REGISTER TO BID ONLINE AT WWW.PAMELAROSEAUCTION.COM



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224 | 877-462-7673



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