

REAL ESTATE AUCTION

2011 ALBON ROAD, HOLLAND, OHIO 43528 | Property Being Sold to Settle the Estate of Tammy James, Lucas County Probate #2017EST001669
SUNDAY, DECEMBER 17, 2017 at 2:00 pm | Preview and Registration Begins at 1:00 pm

MINIMUM BID
\$110,000

PROPERTY FEATURES:

(2) Homes on One Lot
Wood Burner in Both Homes
Large Windows and Cove Ceilings
Park Like Setting on Wooded Lot
Covered Deck
Public Water
Forced Air Heat
Air Conditioning

Minimum Bid \$110,000 for 2 homes on 6+/- acres with horseshoe driveway. Springfield Schools! **HOME #1** features 2 bedrooms, 1 full bath, full basement, large deck, and additional storage in the basement. **HOME #2** features 2 bedrooms, 1 full bath, open kitchen / living / dining combo, and a covered deck overlooking the private lot. Both homes have wood-burners.



PROPERTY INFORMATION - House #1

| | |
|----------------------|--------------------------------|
| Living Room: 19 x 15 | Master Bedroom: 12 x 12 |
| Dining Room: 10 x 9 | Bedroom #2: 13 x 11 |
| Kitchen: 12 x 9 | 1,102+/- SF with Full Basement |

PROPERTY INFORMATION - House #2

| | |
|----------------------|----------------------------|
| Living Room: 10 x 12 | Master Bedroom: 15 x 11 |
| Dining Room: 10 x 12 | Bedroom #2: 15 x 9 |
| Kitchen: 10 x 9 | 836+/- SF with Crawl Space |



| | |
|----------------------------------|--------------------------------|
| School System: Springfield Local | Lot Size: 370 x 700 6+/- Ac. |
| Elementary: Holloway | Half Year Taxes: \$1,885.34 |
| High School: Springfield | TD Parcel No. 65-22111 |

Directions: Airport Highway to south on Albon. Property is on the left.

VIEW MORE DETAILS AT www.PamelaRoseAuction.com

TERMS & CONDITIONS:

\$3,500 Deposit must be presented at time of registration for auction in form of cash, cashier's check, or personal check made payable to Greater Metropolitan Title. **Balance due at closing by Monday, January 22, 2018.** If registrant is last bidder, the check will be deposited into Greater Metropolitan Title's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **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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