

REAL ESTATE AUCTION

1240 ERIE STREET, HOLLAND, OHIO 43528

THURSDAY, FEBRUARY 22, 2018 at 5:30 pm | Preview and Registration Begins at 4:30 pm

GREAT FIX
AND FLIP!

PROPERTY FEATURES:

1.5 Story Home
Large Kitchen
1st Floor Utility Room
1 Plus Car Garage
Near Park
Public Water
Sanitary Sewer



Hard to find fixer upper that is ideal for fix and flip or rental!

Located in Holland near park and school. Property had frozen pipe damage. This is the best deal to be found! Buy now or attend the live on-site auction. Out of the area seller says "SELL!"

PROPERTY INFORMATION:

Living Room: 12 x 16

Bedroom #2: 12 x 12

Lot Size: 60 x 130

School System: Springfield

Kitchen: 16 x 12

Bedroom #3: 11 x 9

No. of Bathrooms: 1.5

Elementary: Holland

Family Room: 15 x 12

Bonus Room: 8 x 5

Partial Basement / Crawl

Half Year Taxes: 1,036.27

Master Bedroom: 16 x 12

Square Feet: 1,212+/-

TD Parcel No. 71-01774

DIRECTIONS: Holloway to Front to Erie.

VIEW MORE INFORMATION AT WWW.PAMELAROSEAUCTION.COM

TERMS & CONDITIONS:

\$3,000 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 within 15 Days of the auction.** 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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