

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 | Toll Free: 877-462-7673 | Online at [www.pamelaroseauction.com](http://www.pamelaroseauction.com)

# ORGANIC FARM AUCTION

SUSTAINABLE LIFESTYLE ON 32+/- ACRES WITH ENERGY EFFICIENT HOME

11242 COUNTY ROAD 17, WAUSEON, OHIO 43567

ONLINE BIDDING ENDS: THURSDAY, APRIL 5, 2018 AT 1:00 PM

OPEN HOUSE: THURSDAY, MARCH 1 AND 22 AT 5:00 PM SHARP | TUESDAY, APRIL 3 AT 5:00 PM SHARP

Directions: 2 miles west of State Route 108, between K and L, 3 miles northwest of the Fulton County Fairgrounds.



## AUCTION TERMS AND CONDITIONS

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://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](mailto: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 **\$10,000 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 **\$10,000**. 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 **Thursday, May 10, 2018**.

**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, Legal Description, 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](http://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](http://www.pamelaroseauction.com).

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Serving the auction industry for 25 years.

STAY CONNECTED: 



# 32+/- ACRES WITH ENERGY EFFICIENT HOME

# ORGANIC FARM AUCTION

Online Bidding Ends: Thursday, April 5, 2018 at 1:00 pm



11242 County Road 17  
Wauseon, Ohio 43567

- Solar Panels •
- Organic Garden •
- Apple and Pear Orchards •
- Fenced Pasture •

32+/- ACRES WITH ENERGY EFFICIENT HOME

# ORGANIC FARM AUCTION

First Time Offered! Organic Farm on 32+/- acres.



Live the sustainable organic life style in this unique energy efficient home and land located at

**11242 County Road 17  
Wauseon, Ohio 43567**

Top notch engineering and quality throughout. Living on 3 levels, 4 bedrooms, 1.5 baths (plumbed for a 3rd).

A wood fired pizza oven can be found above the fireplace. Solar, organic garden, apple and pear orchard, concord grapes and blueberries. Fenced pasture for horses, cattle and goats. 48' x 30' out building featuring an in-law apartment / office with full bathroom and storage. The out building also features a 48' x 6' porch. Low utility costs for this property located in an un-zoned township.

The entire property is set up to be self-sustaining and offers you country living while not being too far from the highway. This property will be sold online only with bidding ending on

**Thursday, April 5, 2018 at 1:00 pm.**

## PROPERTY FEATURES

- Solar Panels (\$1,595 Net Savings in 2017)
- 8' Insul Panel Walls
- 12" Insul Panel Roof
- 50 Year Fiberglass Roof
- Lifebreath Clean Air Furnace
- Tempcast "Masonry Heater" Fireplace
- Open Floor Plan
- Central Air
- 14' Ceilings in Master Bedroom
- East and West Facing Porches



Lower Level Laundry Room  
Hickory Hardwood Throughout  
Root Cellar

## ROOM DIMENSIONS

Dining Room:	16 x 12
Kitchen:	16 x 12
Family Room:	16 x 12
Master Bedroom:	24 x 16
Bedroom #2:	8 x 16
Bedroom #3:	15 x 12
Bedroom #4:	15 x 12
(2) Porches:	6 x 32
Coat / Breezeway:	12 x 10

## OTHER INFORMATION

Lot Size:	32.15+/- Acres
No. of Bathrooms:	1.5
Foundation:	Finished Lower Level
Square Feet:	1,770+/-
Year Built:	2000
School System:	Wauseon
County:	Fulton
Half Year Taxes:	\$1,712.29
Parcel No.:	08-018108-00.000



*Don't miss your chance to purchase a unique and wholesome organic farm at auction!*

**AUCTION ASSOCIATES:**

MICHAEL MURRAY, BROKER, AUCTIONEER, AARE, CAI AND PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI

**READY TO PLACE YOUR BID: [WWW.PAMELAROSEAUCTION.COM](http://WWW.PAMELAROSEAUCTION.COM)**