

REAL ESTATE AUCTION

6335 JEFFERS ROAD, SWANTON, OHIO 43558

SATURDAY, MARCH 24, 2018 at 11:00 am | Preview and Registration Begins at 10:00 am

MINIMUM BID
\$100,000

PROPERTY FEATURES:

Near Oak Openings Park
Pond
5+/- Acre Lot
40 x 24 Detached Heated
Barn with 2 Overhead Doors
40 x 32 Pole Barn (Could Be
Used for Horses)
Two Level Deck Overlooking
Pond
Walk Out Lower Level
Covered Front Porch



5+/-
ACRES

Auction! Investor Flip! Anthony Wayne District, 4 bed, 3.5 bath home near Oak Openings. 3,144+/- SF, open kitchen, dining, living room, family room, and deck overlooks pond. 40 x 24 heated barn, 40 x 32 horse barn on 5 +/- acres with woods. Property being sold to settle the Estate of Melvin Spencer, Lucas County Probate #2017EST001219.

PROPERTY INFORMATION:

Great Room: 25 x 20
Dining Room: 16 x 12
Kitchen: 12 x 12
Family Room: 30 x 15

Master Bedroom: 20 x 16
Bedroom #2: 12 x 11
Bedroom #3: 20 x 15
Bedroom #4: 19 x 11

Laundry: 15 x 9
Lot Size: 163 x 1,331
No. of Bathrooms: 3.5
Foundation: Basement / Slab

Square Feet: 3,144+/-
School System: Anthony Wayne
Half Year Taxes: \$2,898.81
TD Parcel No. 74-16001

DIRECTIONS: On Jeffers Road, between Waterville Swanton Road and Archbold Whitehouse Road.

VIEW MORE INFORMATION AT WWW.PAMELAROSEAUCTION.COM

TERMS & CONDITIONS:

Deposit of 10% of Final Bid must be presented in the form of cash, cashier's check, or personal check made payable to Pamela Rose Auction Company, LLC. **Balance due at closing by Monday, April 23, 2018.** If registrant is last bidder, the check will be deposited into Pamela Rose Auction Company, LLC'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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