

# ONLINE ONLY REAL ESTATE AUCTION

214 COMSTOCK STREET, ADRIAN, MICHIGAN 49221  
**BIDDING ENDS:** Tuesday, July 10, 2018 at 12:00 pm

MINIMUM BID  
\$4,000

## PROPERTY FEATURES:

Fixer Upper  
Nice Neighborhood  
5 Bedrooms  
1.5 Bathrooms  
City Utilities



Fixer upper in a nice neighborhood in Adrian with 5 bedrooms and 1.5 baths. Bid your price exclusively at an online only auction.

## PROPERTY INFORMATION:

Living Room:	16 x 17	Bedroom #2:	14 x 12	Lot Size:	132 x 34	TD Parcel No.	XA0-001-2014-00
Dining Room:	14 x 14	Bedroom #3:	13 x 12	Foundation:	Basement	Summer Taxes:	\$2,180.58
Kitchen:	18 x 13	Bedroom #4:	12 x 12	Square Feet:	2,052+/-	Winter Taxes:	\$665.37
Family Room:	15 x 15	Bedroom #5:	10 x 11	School System:	Adrian		
Master Bed:	12 x 14			County:	Lenawee		

**DIRECTIONS:** East Front Street to south on Comstock Street, north of Toledo Street.

**VIEW MORE DETAILS AND BID AT [WWW.PAMELAROSEAUCTION.COM](http://WWW.PAMELAROSEAUCTION.COM)**

**TERMS & 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 **\$2,000 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 **\$2,000**. 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 **15 Days** of the auction.

**TITLE:** An Owner's Insurance Policy 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 \$3,500 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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## AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
Pamela Rose, Broker, Auctioneer, AARE, CAI  
Office: 419-865-1224 | Toll Free: 877-462-7673



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Industry For 25 Years

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