

REAL ESTATE AUCTION

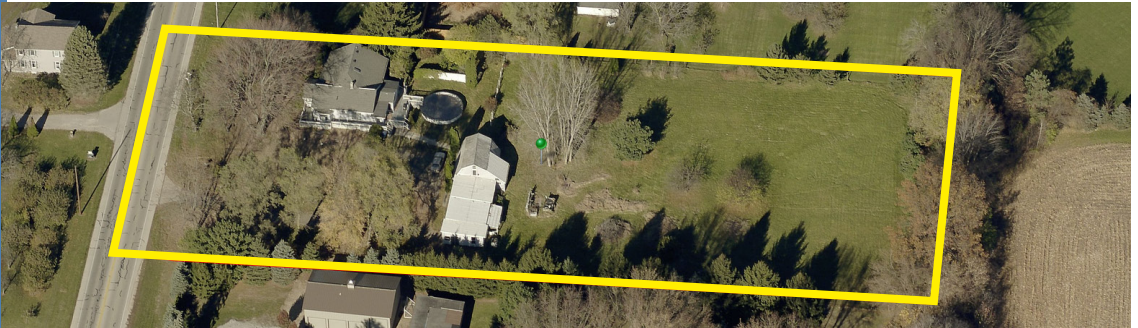
4419 WECKERLY ROAD, MONCLOVA, OHIO 43542

WEDNESDAY, JULY 25, 2018 at 5:30 pm | Preview and Registration Begins at 4:30 pm

2+/- ACRES IN
ANTHONY WAYNE
SCHOOLS

PROPERTY FEATURES:

Lots of Trees
3 Car Garage
Barn with Loft
189+/- Feet of Frontage
Rear Deck
Master Bathroom
Pergo Floors
(3) First Floor Bedrooms
Public Water / Septic



Real Estate Auction! 2+/- Acres with 189+/- feet of frontage - Home - Barn! Hard to find fixer upper with barn and 3 car garage. Impressive lot - private and treed, ideal fix and flip, 2577+/- square feet, long term owner moving out of state. It is nearly impossible to find any deals in this high demand location and school district.

PROPERTY INFORMATION:

Living Room:	22 x 12	Bedroom #3:	23 x 12	No. of Baths:	2 Full	Half Year Taxes:	\$947.46
Kitchen:	21 x 14	Bedroom #4:	12 x 13	Foundation:	Partial Basement	Homestead:	\$217.05
Family Room:	26 x 13	Sun Room:	16 x 10	Square Feet:	2,577+/-	TD Parcel No.:	38-42751
Master Bed:	13 x 11	Mud Room:	8 x 7	School System:	Anthony Wayne		
Bedroom #2:	12 x 10	Laundry Room:	First Floor	Elementary:	Monclova		

DIRECTIONS: Just south of Monclova Road.

VIEW MORE INFORMATION AT WWW.PAMELAROSEAUCTION.COM

TERMS & CONDITIONS: \$5,000 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 with in 35 Days. 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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