

# ONLINE ONLY REAL ESTATE AUCTION

1092 FARNSWORTH ROAD, WATERVILLE, OHIO 43566

**BIDDING ENDS:** THURSDAY, AUGUST 9, 2018 at 1:00 pm

**MINIMUM BID**  
**\$120,000**

## PROPERTY FEATURES:

Anthony Wayne Schools

Walking Distance To  
Downtown Waterville

Across From Stitt Park

Public Water, Sewer,  
Natural Gas

Appliances Included

Hardwood Floors

Deep Lot

Partially Fenced Back Yard

One Level



Online Only Auction! Minimum Bid \$120,000! Anthony Wayne Schools! Single story 3 bedroom home with 1 full bath and deep 1 +/- acre lot. Home is in need of minor repairs and is an excellent opportunity to build equity. Location is a 10! Across from Stitt Park and walking distance to downtown Waterville.

## PROPERTY INFORMATION:

Living Room	19 x 17	Bedroom #3	11 x 9	Foundation	Full Basement
Dining Room	14 x 12	Office	12 x 6	School District	Anthony Wayne
Kitchen	12 x 10	Bathrooms	1	Elementary	Waterville
Master Bedroom	16 x 10	Square Feet	1,460+/-	Half Year Taxes	\$1,684.47
Bedroom #2	13 x 10	Lot Size	90 x 475	TD Parcel No.	96-01771

**OPEN HOUSE:** Monday, August 6, 2018 from 10:00 am - 12:00 pm and Wednesday, August 8, 2018 from 3:00 pm - 5:00 pm.

**DIRECTIONS:** Farnsworth, between 5th Street and Waterville Monclova.

**VIEW MORE DETAILS AND BID NOW 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 **\$5,000 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 **\$5,000**. 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 **30 Days** of the auction or by **Monday, September 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, 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 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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

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## AUCTION ASSOCIATES

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