

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 | Toll Free: 877-462-7673

Online at www.PamelaRoseAuction.com

MONCLOVA TOWNSHIP AUCTION

FIRST TIME OFFERED! 5 CAR OUTBUILDING!

7762 STITT ROAD, WATERVILLE, OHIO 43566

ONLINE BIDDING ENDS: THURSDAY, AUGUST 30, 2018 AT 12:00 PM



Open House Dates and Times

Thursday, August 23, Monday, August 27, and Wednesday, August 29 at 5:00 pm Sharp

TERMS & CONDITIONS:

AUCTION REGISTRATION: The online registration form available at 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 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 **Friday, October 5, 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, Property Disclosures, and the Legal Description.

Auction Associates

Michael Murray, Broker, Auctioneer, CAI, GRI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI



Serving The Auction
Industry For 25 Years

STAY CONNECTED:      

LOAN PRE-APPROVAL: A free loan pre-approval may be obtained from Marcus Newbern at Genoa Bank; 419-464-2991 or by email at mnewbern@genoabank.com.

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.

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.

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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Taking your banking needs personally.



AUCTION

- MONCLOVA TOWNSHIP -
- 5 CAR OUTBUILDING AND POND -



For The Property Located At

7762 Stitt Road, Waterville, Ohio 43566

Being Offered Exclusively At An Online Only Auction with Bidding Ending On

Thursday, August 30, 2018 at 12:00 pm

PEACEFUL SERENE SETTING ON 2+/- ACRES



First time offered! Monclova Township! 5 car outbuilding for cars, motorcycles, or hobbies located at

7762 Stitt Road, Waterville, Ohio 43566

Relax on the patio, swing from the tree, or swim in the pond. Total remodel inside including the kitchen and master bath. Close to the Shops at Fallen Timbers, bike path, Anthony Wayne Schools, and the expressway.

Don't miss this beauty, make your dreams come true. Bid your price at this Online Auction with bidding ending on

Thursday, August 30, 2018 at 12:00 pm



Property Features

Large Pond
Attached 1.5 Car Garage
5 Car Outbuilding
Vinyl Sided and Windows
New Master Bath in 2018
Newer Roof and Furnace in 2015
Natural Gas

Room Dimensions

Living Room: 20 x 13
Kitchen: 15 x 11
Master Bedroom: 21 x 15
Bedroom #2: 12 x 10
Bedroom #3: 11 x 10
Bedroom #4: 10 x 10
Laundry Room: 8 x 7

Directions Between Waterville Monclova and Black Road

Other Information

Lot Size: 200 x 406
No. of Baths: 2 Full
Foundation: Crawl
Square Feet: 1,490+/-

School Information

District: Anthony Wayne
Elementary: Monclova
High School: Anthony Wayne

Taxes and Parcel Information

Half Year Taxes: \$1,640.03
TD Parcel No. 38-10247

BID NOW ONLINE AT WWW.PAMELAROSEAUCTION.COM