

Real Estate Auction of Custom Built Home

REAL ESTATE ON 3.7+/- ACRES BEING SOLD ONLINE ONLY

8104 CRABB ROAD, TEMPERANCE, MICHIGAN 48182

BIDDING ENDS: THURSDAY, NOVEMBER 15, 2018 AT 12:00 PM

TERMS AND 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 **\$15,000 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 **\$15,000**. 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, January 11, 2019**.

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 Relationship, and the Seller's Disclosure Statement.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 877-462-7673 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.

BID NOW ONLINE AT
www.PamelaRoseAuction.com
and View Additional Information

AUCTION ASSOCIATES

Roger Turner, REALTOR®, Auctioneer, AARE, CAI and Pamela Rose, Broker, Auctioneer, AARE, CAI

©2018 Pamela K Rose Auction Co., LLC.

BEDFORD
TOWNSHIP
AND
SCHOOLS

Custom Built Home On Over 3.7+/- Acres

AUCTION



- Real Estate Being Sold Online Only -

8104 Crabb Road, Temperance, Michigan 48182

Bidding Ends: Thursday, November 15, 2018 at 12:00 pm

OPEN HOUSE:

MONDAY,
NOVEMBER 12

AT

12:00 PM

Custom Built Home On Over 3.7+/- Acres at Auction

8104 Crabb Road, Temperance, Michigan 48182 | Sterns Road to North on Crabb Road
 Bidding Ends: Thursday, November 15, 2018 at 12:00 pm



PROPERTY FEATURES

- Custom Built Home
- 4 Bedrooms
- 3.5 Bathrooms
- Sunroom Overlooking Deck
- Hardwood Floors
- Fireplace in Living Room
- 3.5 Car Heated Garage
- Natural Gas Heat
- Composite Deck



Beautiful home, great for entertaining with custom kitchen that has easy access to the deck and fire pit. Open floor plan with hardwood floors throughout the house. Family room has beautiful fireplace, master bedroom has pancake ceiling, walk in closet and dual sinks. 4th bedroom could be a toy/hobby room or home office.

Open House: Monday, November 12, 2018 at 12:00 pm



ROOM DIMENSIONS

- Living Room: 30 x 15
- Dining Room: 15 x 14
- Kitchen: 19 x 13
- Master Bedroom: 15 x 15
- Bedroom #2: 15 x 12
- Bedroom #3: 15 x 13
- Bedroom #4: 22 x 14
- Laundry Room: 7 x 5

OTHER INFORMATION

- Lot Size: 3.748+/-
- Foundation: Crawl
- Square Feet: 3,414+/-
- Year Built: 1996
- Schools: Bedford
- Elementary: Douglas Road
- High School: Bedford

COUNTY AND TAX DETAILS

- County: Monroe
- Township: Bedford
- Summer Taxes: \$1,636.10
- Winter Taxes: \$1,967.52
- Parcel No. 02-025-011-00

Register and Bid Now Online at www.PamelaRoseAuction.com