

2.5+/-
ACRES IN
MONCLOVA TWP.
WITH BARN

Fenced Yard, Mature Tree Lined Property For Privacy

ONLINE REAL ESTATE AUCTION

PRE-AUCTION OFFERS CONSIDERED



PROPERTY FEATURES

- 2 Story Traditional Home on 2.5+/- Acres
- 2 Car Side Load Attached Garage
- Woodburn Fireplace in Great Room
- Attic for Additional Storage
- Barn That Was Used for Horses
- Forced Air Heating and Central Air

ROOM DIMENSIONS

- Dining Room 11 x 12
- Eat-In Kitchen 20 x 17
- Great Room 20 x 15
- Master Bedroom 14 x 13
- Bedroom #2 13 x 11
- Bedroom #3 12 x 12
- Bedroom #4 13 x 12

PROPERTY INFORMATION

- Lot Size 166 x 655
- No. of Bathrooms 2 Full and 1 Half
- Foundation Crawl / Full Basement
- Square Feet 1,964+/-

SCHOOL INFORMATION

- Elementary Monclova
- High School Anthony Wayne

COUNTY - TAXES - PARCEL DETAILS

- County Lucas
- Half Year Taxes \$3,077.54
- Parcel No. 38-38245

9460 MONCLOVA ROAD, MONCLOVA, OHIO 43542

BIDDING ENDS: WEDNESDAY, JUNE 2, 2021 AT 4:00 PM

Online Auction in Monclova! Bidding Ends: Wednesday, June 2, 2021 at 4 pm. 2.5+/- acres with barn that was used for horses. Fenced yard, mature tree lined property for privacy. Great room with 14+/- ft. ceiling and wood burning fireplace. Eat-in kitchen opens to Great room, 1st floor master bedroom with full bath. Large deck is ideal for hot tub, giant unfinished attic / dormer over garage.



COMING SOON!

No Showings until May 24 after 5 pm - By Appointment.

DIRECTIONS:

West of Weckerly Road.

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration is available at www.PamelaRoseAuction.com or on our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$7,500 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title, immediately following the auction, in the amount of **\$7,500**. The successful online bidder will be notified immediately following the closing of the auction and Purchaser needs to sign and return purchase contracts as soon as possible and no later than 24 hours post auction via electronic signature or in person. Balance will be paid in full at closing on or before **35 Days** after acceptance.

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 Midland Title; 3103 Executive Parkway, Suite 101, Toledo, Ohio 43606; Office: 419-531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Property Disclosures, and the Earnest Money Deposit Agreement.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela Rose Auction Company, LLC
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
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