

ONLINE ONLY REAL ESTATE AUCTION

161 QUEENSLAND BOULEVARD, PERRYSBURG, OHIO 43551

BIDDING ENDS: THURSDAY, SEPTEMBER 2, 2021 at 12:00 pm



FIRST TIME OFFERED!

PROPERTY FEATURES:

- Kitchen - 5 Years Old
- Newer Front Windows
- New Garage Door
- Laundry Room in Basement
- Wood Burning Fireplace in the Family Room
- Front Porch and Patio
- Central Air
- 1 Year Home Warranty
- Annual Flowers

Online Auction! First time offered! Meticulously maintained by the same owners for 28 years. Enjoy your morning coffee on your patio overlooking the beautiful yard. Prime Perrysburg area, close to schools, shopping and churches. Elderly owners are moving to an apartment. Register now, don't miss this opportunity!

PROPERTY INFORMATION:

Living Room 20 x 13	Master Bed 13 x 11	Lot Size 75 x 170	School District..... Perrysburg
Dining Room 10 x 11	Bedroom #2..... 11 x 11	No. of Baths..... 2 Full / 1 Half	Elementary Frank
Kitchen 15 x 11	Bedroom #3..... 10 x 10	Foundation Basement	Half Year Taxes.... \$1,477.51
Family Room 17 x 13	Bedroom #4..... 13 x 10	Square Feet 1,875+/-	Parcel: Q61-400-080303027000



OPEN HOUSE: Wednesday, September 1, 2021 from 11 am - 1 pm.

DIRECTIONS: West of Louisiana Avenue, west on Whiteside Drive to Queensland Blvd.

ONLINE CONTENT AUCTION!

Bidding Ends: Thursday, August 19, 2021 at 10:00 am
Collectibles, Home Decor, Furniture, and More

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 **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Midland Title & Escrow, 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 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 **Thursday, October 7, 2021**.

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 & Escrow, 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, Lead Based Paint, 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.

LOAN PRE-APPROVAL: Genoa Bank at 9920 Old US 20, Rossford, Ohio 43460; Marcus Newbern at 419-464-2991 or mnewbern@genoabank.com.

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
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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