

# ONLINE ONLY REAL ESTATE AUCTION

7311 JEFFERS ROAD, WHITEHOUSE, OHIO 43571

**BIDDING ENDS: MONDAY, JANUARY 10, 2022 at 12:00 pm**



OLD SELLER PHOTO

**5+/- ACRES**  
**ANTHONY WAYNE SCHOOLS**

## PROPERTY FEATURES:

- One Story Home
- Kitchen Opens to Family Room
- 5+/- Acres with Woods
- Walking Path and Bridge
- Park Setting
- Storage Shed
- Master Bath
- Electric Utilities
- Septic / Well

Online Auction! Hard to find 5+/- wooded acres in Anthony Wayne District! One story, 3 bedrooms with 2 bath home that backs up to woods. Trails in woods and scenic park setting. Home needs interior fix up. Long term owner has moved and being sold by Successor Trustee. Never offered before!

## PROPERTY INFORMATION:

Dining Room ..... 13 x 14	Bedroom #2..... 13 x 11	Frontage ..... 165 Feet	Elementary ..... Whitehouse
Kitchen ..... 14 x 13	Bedroom #3..... 11 x 13	Foundation ..... Crawl	Half Year Taxes.... \$1,345.91
Family Room ..... 25 x 20	Laundry Room .... 10 x 6	Square Feet ..... 1,809+/-	Homestead ..... \$276.53
Master Bed ..... 12 x 14	No. of Baths..... 2 Full	School System..... Anthony Wayne	TD Parcel No. .... 52-11707



**OPEN HOUSE:** Saturday, January 8, 2022 from 11:00 am - 12:00 pm.

**DIRECTIONS:** Off Archbold Whitehouse, between Yawberg and Manore.

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://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](mailto: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 Louisville 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 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 **40 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 Louisville Title; 3306 Executive Parkway, Toledo, Ohio 43606; Office: 419-537-0119; Email: [orders@louisvilletitle.com](mailto:orders@louisvilletitle.com).

**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.

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**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.

View More Details and **BID NOW** Online At [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) Or On Our App!



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