

REAL ESTATE
CHARMING FARMHOUSE AND BARN
ONLINE ONLY

AUCTION

2+/-
ACRES



6449 Garden Road Maumee, Ohio 43537 | Bidding Ends: Thursday, **May 18, 2023** at 12:00 pm

ONLINE CONTENT AUCTION - Bidding Ends: Tuesday, May 30, 2023 at 10:00 am

Looking for a charming farmhouse with plenty of space to spread out? Situated on a spacious 2+/- acre lot, is a 3-bed farmhouse that offers the blend of charm and modern amenities. Inside, you'll find 1,784+/- square feet of living space, complete with a cozy fireplace in the living room to keep you warm on chilly nights. Outside, you'll find a barn and outbuildings, perfect for storing all your tools and equipment. Start living your dream of peaceful living! Property being sold to settle the Estate of Michael Dennis, Lucas County Probate #2023 EST 000244.

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|-----------------------------------|---------------------------|------------------------------------|----------------------------------|
| • Barn (2) Outbuildings | Living Room 25 x 14 | Bedroom #2 14 x 10 | Square Feet 1,784+/- |
| • 2.5 Car Garage | Dining Room 16 x 15 | Bedroom #3 12 x 8 | School District..... Springfield |
| • Hardwood Floors | Kitchen 12 x 11 | No. of Baths 1 Full / 1 Half | Elementary Holloway |
| • Brick Fireplace | Family Room 24 x 13 | Lot Size 1.99+/- Acres | Half Year Taxes..... \$2,162.61 |
| • Septic, Leach Field, City Water | Master Bed 14 x 11 | Foundation Basement | TD Parcel No. 65-27861 |

Open House

Thursday, May 11, 2023 at 12:00 pm.

Directions: West of I-475.

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 **45 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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

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 Non Refundable 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.

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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Roger Turner, REALTOR®, Auctioneer, AARE, CAI
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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