

## Online Auction - Secluded Home with Pond on 6.3+/- Acres



Earnest Money Deposit Agreement. A 1 Year Home Warranty is also being provided.

**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.

**BIDDING:** All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids.

### 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 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 **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; 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

Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

**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.

**LOAN PRE-APPROVAL:** Marcus Newbern with Genoa Bank; Office: 419-873-9818; Email: [mnewbern@genoabank.com](mailto:mnewbern@genoabank.com); 9920 Old US 20, Rossford, Ohio 43460.

**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.

### DIRECTIONS:

Quarter mile south of US 20.

# SECLUDED HOME WITH POND ON 6.3+/- ACRES

## ONLINE REAL ESTATE AUCTION

*Bidding Ends: Tuesday, October 10, 2023 at 12:00 pm*



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



**Pamela Rose Auction Co, LLC**  
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Michael Murray, Broker, Auctioneer, CAI, GRI  
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224

STAY UP-TO-DATE ON SOCIAL MEDIA!



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Rose  
Auction  
Company, LLC

**13677 COUNTY ROAD 10-3, Lyons, Ohio 43533**



REAL ESTATE AUCTION OF A SECLUDED HOME WITH POND ON 6.3+/- ACRES

**ONLINE BIDDING ENDS: TUESDAY, OCTOBER 10, 2023 AT 12 PM**



*First Time Offered  
Exclusively at  
Online Auction*

Same owners for 26 years. Spectacular home on a hill over looking a pond situated on 6.3+/- private acres. Come home to peace and quiet everyday. Move in condition, you'll be impressed.

3 bedrooms, 2 baths, cathedral ceilings, and a beamed ceiling in the great room. Spacious kitchen with eating area, loft, and den. Nature lovers will enjoy the wildlife: eagles, deer, birds, fox, cranes, rabbits, and turtles. Your new home is surrounded by mature trees.

Conveniently located to nearby towns -  
Toledo..... 25 minutes  
Sylvania..... 20 minutes

Adrian, Michigan ..... 15 minutes  
Wauseon ..... 15 minutes

**PROPERTY FEATURES**

- 1 Year Home Warranty
- Gas Fireplace
- Pond, Wildlife, Windmill
- Underground Utilities
- Natural Lighting
- Work Shop with Electric and Concrete Floor
- Play Area
- 900+/- SF Deck
- Overlooking Pond
- Natural Gas and City Water



**ROOM DIMENSIONS**

Great Room .....	19 x 17
Kitchen .....	19 x 14
Master Bedroom .....	19 x 14
Bedroom #2.....	17 x 14
Bedroom #3.....	12 x 11
No. of Bathrooms .....	2 Full
Den .....	16 x 11
Loft .....	19 x 14
Utility Room.....	1st Floor



**PROPERTY DETAILS**

Lot Size .....	6.3+/- Acres
Foundation .....	1/4 Basement, Crawl
Square Feet .....	2,018+/-



**SCHOOL AND TAX INFORMATION**

School System.....	Evergreen Local
County .....	Fulton
Half Year Taxes.....	\$1,948.44
Parcel No. ....	22-043396-04.000

**OPEN HOUSE - TOUR THE PROPERTY!**

Thursday, October 5 ..... from 12 pm - 1 pm



**REAL ESTATE ASSOCIATES:**

MICHAEL MURRAY, BROKER, AUCTIONEER, CAI, GRI AND PAMELA ROSE, REALTOR®, AUCTIONEER, AARE, CAI

**BID NOW ONLINE AT: WWW.PAMELAROSEAUCTION.COM OR ON OUR APP**