

Friendliness and Charm in the Finest Small Town

REAL ESTATE AUCTION



Gorgeous Home on 8+/- Acres with Barn and Pond

*108 Sunrise Lane, Bryan, Ohio 43506
Saturday, December 9, 2017 at 11:00 am*

REAL ESTATE AUCTION



Gorgeous home at **108 SUNRISE LANE, BRYAN, OHIO 43506** on 8+/- acres with barn. Living room features a stone fireplace, newer custom kitchen, and hardwood floors throughout the home. Enjoy the beautiful views from the sunroom and deck that overlooks the large pond. The full basement also has a work area. The property will be auctioned on **SATURDAY, DECEMBER 9, 2017 AT 11:00 AM** with Preview and Registration beginning at 10:00 am.

Directions: Route 6 to north on Route 576 to east on County Road C to north on Sunrise.

Country Setting Just Minutes from Shopping, Restaurants, and Entertainment



PROPERTY FEATURES

Newer Kitchen
Hardwood Floors
First Floor Master
32' x 24' Barn for Storage
Large Pond
Geothermal Heating
Sunroom and Deck

ROOM DIMENSIONS

Living Room: 16 x 19
Dining Room: 12 x 14
Kitchen: 12 x 12
Master Bed: 16 x 14
Bedroom #2: 13 x 11
Bedroom #3: 13 x 9
Den: 12 x 10

OTHER INFORMATION

Lot Size: 8+/- Acres
No. of Baths: 2.5
Full Basement
Square Feet: 1,905+/-
Year Built: 1990
School System: Bryan
County: Williams
Half Year Taxes: \$1,687.67
Parcel 062-230-01-053.000



TERMS & CONDITIONS:

\$7,500 Deposit must be presented at time of registration for auction in form of cash, cashier's check, or personal check made payable to Pamela Rose Auction Company, LLC, licensed Ohio Broker. **Balance due at closing by Friday, January 26, 2018.** If registrant is last bidder, the check will be deposited into Pamela Rose Auction Company, LLC's escrow account and credited to Buyer at closing. If Buyer fails to close per terms of contract, the deposit is non-refundable. A 10% Buyers Premium will be added to the last bid to establish the final contract price. Seller will furnish a guaranteed certificate of title at closing at title company. Taxes pro-rated. All information in this brochure was derived from sources believed correct, but is not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own information, judgment, and inspection of property and record. Buyer may bring a home inspector to inspect the property during the preview time. Auctioneer and assistants are seller's agent. Auction will be conducted, rain or shine. Any other terms or conditions will be announced the day of the auction and will take precedence over printed matter. **Privacy Policy and User Agreement:** To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.



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