

## REAL ESTATE LAND AUCTION

HOME AND GREENHOUSES ON 19+/- ACRE COMMERCIAL LAND  
4919 SOUTH AVENUE, TOLEDO, OHIO 43615  
BIDDING ENDS: TUESDAY, SEPTEMBER 18, 2018 AT 12:00 PM



**OPEN HOUSE DATE AND TIME:**  
Thursday, September 13, 2018 at 12:00 pm

### TERMS & CONDITIONS:

**AUCTION REGISTRATION:** The online registration form available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) / Online Auctions / Real Estate 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 faxing the proof of funds to 419-865-6594 or emailing to [toni@pamelaroseauction.com](mailto:toni@pamelaroseauction.com) at least 24 hours prior to the auction. Proof of funds consists of a copy, fax, or original of a current bank statement or brokerage statement in bidder's name showing sufficient funds for a **\$15,000 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$15,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **45 Days of Auction**.

**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 Greater Metropolitan Title; 3131 Executive Parkway Toledo, Ohio 43606; Karey Donley; 419-530-0001.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, and Non Refundable 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.

**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.

**ONLINE BIDDING PLATFORM:** In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.pamelaroseauction.com](http://www.pamelaroseauction.com).

# AUCTION

## LAND, HOUSE, GREENHOUSES, OUTBUILDINGS

# 19+/- ACRES



*Drawing Is An Estimate Of Boundary Lines And Is Not Guaranteed*

COMMERCIAL PROPERTY  
ZONED LIMITED INDUSTRIAL

4919 SOUTH AVENUE  
TOLEDO, OHIO  
43615

ONLINE  
BIDDING  
ENDS:

TUESDAY,  
SEPTEMBER 18, 2018  
AT 12:00 PM

# AUCTION

COMMERCIAL  
LAND AND HOUSE

# 19+/- ACRES



GREAT  
POTENTIAL!

Limited Industrial zoned property with numerous uses. Property is located at

**4919 South Avenue, Toledo, Ohio 43615**

and is currently a farmed property and includes a house, outbuildings, and greenhouses. Make money at this location and is a centrally located property. Come bid your price at an Online Only Auction with Bidding Ending on

**Tuesday, September 18, 2018  
at 12:00 pm**



## Property Features

Land: 18.4+/- Acres    House: 1.0234+/- Acres  
Commercial - Zoned Limited Industrial  
Single Family House at 4929 South Avenue  
Large Outbuildings  
Greenhouses  
Top Soil  
Public Water and Sewer  
All Utilities

## Other Information

Toledo Public Schools | Rogers High School  
Land - Half Year Taxes: \$1,966.85  
House - Half Year Taxes: \$1,544.97  
TD Parcel No. 20-15671 (Land) and 20-15681 (House)

4929 South -  
Room  
Dimensions

Living Room: 27 x 14  
Dining Room: 14 x 11  
Kitchen: 20 x 9

Master Bed: 14 x 11  
Bedroom #2: 11 x 10  
Bedroom #3: 11 x 10



*Directions:*

*Reynolds Road  
to East on South  
Avenue.*