

100 West Big Beaver Road, Suite 200, Troy, Michigan 48084
Office: 419-865-1224 or 877-462-7673
Online at www.PamelaRoseAuction.com

Auction Associates
Michael Murray, REALTOR®, Auctioneer, CAI, GRI
Pamela Rose, Broker, Auctioneer, AARE, CAI

ONLINE ONLY LAND AUCTION

116+/- ACRES OF PRISTINE WILDLIFE HABITAT
2300 BROOKLYN ROAD (BLOCK), JACKSON, MICHIGAN 49201
BIDDING ENDS: THURSDAY, MAY 30, 2019 AT 12:00 PM



REAL ESTATE TERMS AND CONDITIONS

AUCTION REGISTRATION: The online registration form available at www.PamelaRoseAuction.com | Online Auctions | Online Real Estate | Log In / Registration 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 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 **\$5,000 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 **\$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 **Tuesday, July 16, 2019**.

TITLE: An Owner's Insurance Policy 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 the Legal Description.

BROKER PARTICIPATION: Broker participation is welcomed - call for registration forms and guidelines at 419-865-1224 or obtain online under Resources.

BUYER'S PREMIUM: Property 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.

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.

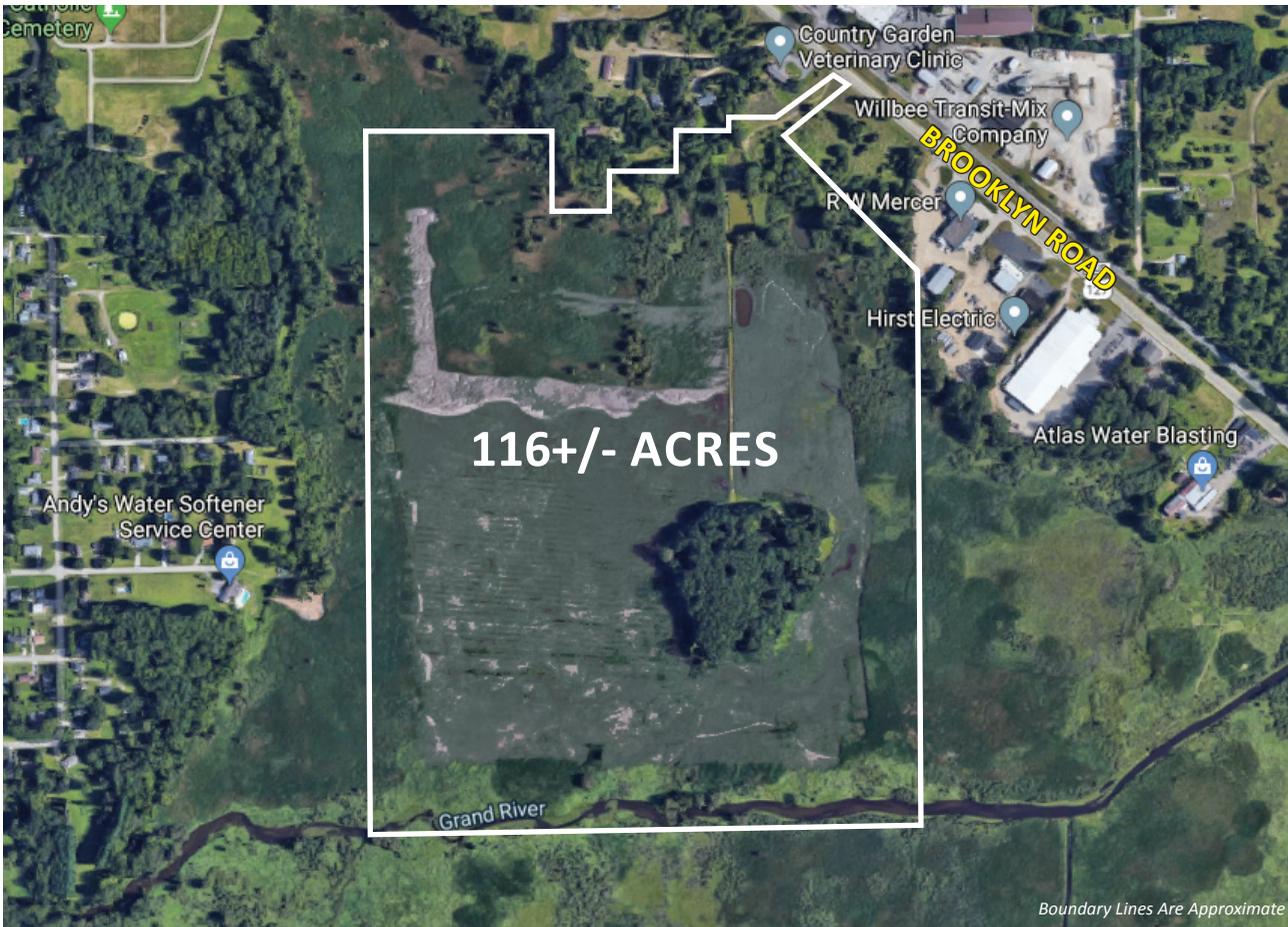
PROPERTY IS BEING SOLD ONLINE ONLY LAND AUCTION

116+/- ACRES OF PRISTINE WILDLIFE HABITAT



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BIDDING ENDS:
THURSDAY, MAY 30, 2019 AT 12:00 PM

Your Own Private Getaway . . .



This is a pristine waterfowl and deer habitat located at
2300 Brooklyn Road (Block), Jackson, Michigan 49201

You can hunt, camp, fish, canoe, and kayak on this rare natural preserve. Match your wits against a mature whitetail or wild turkey or you can enjoy the peace and quiet. The land is dense and wild with wetlands and ponds. There is an oak ridge full of mature white oaks with acorns for the squirrels to feed on. This is not your typical agricultural property with woods, this is a rare find of natural land and 100's of feet along the Grand River for the outdoors person to enjoy.

Make your dreams come true and bid your price at the Online Auction ending on
Thursday, May 30, 2019 at 12:00 pm

PROPERTY DETAILS

Lot Size: 116.24+/- Acres
County: Jackson
TD Parcel No. 460-13-12-353-038-01
Summer Taxes: \$1,111.90
Winter Taxes: \$349.32



BID NOW ONLINE AT

www.PAMELAROSEAUCTION.com