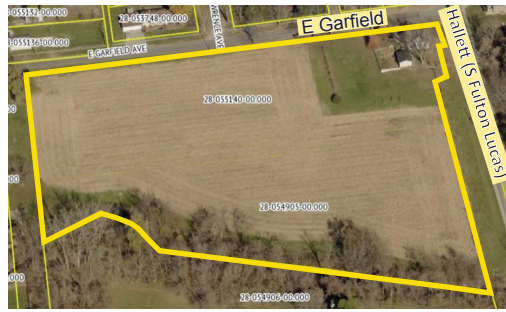


ONLINE ONLY REAL ESTATE AUCTION

608 EAST GARFIELD AVENUE, SWANTON, OHIO 43558

BIDDING ENDS: WEDNESDAY, DECEMBER 8, 2021 at 12:00 pm



**MINIMUM BID
\$95,000**

PROPERTY FEATURES:

- Tiger Oak Woodwork
- 1st Floor Den
- 7.82+/- Acres (2 Parcels)
- 1 Car Garage
- Front Porch
- Home Warranty

Online Only Minimum Bid \$95,000 Auction! Sells at the minimum or above. Formerly offered at \$165,000. Charming home on 7.82+/- acres in the quaint Village of Swanton. This home has character with tiger oak woodwork and hardwood floors. Recently repainted interior, vinyl sided exterior with newer windows and screens. Owned by the same family since it was built from timber from the family farm in Liberty Center.

PROPERTY INFORMATION:

Living Room 14 x 14	Bedroom #2..... 11 x 9	No. of Baths..... 1 - Main Floor	County Fulton
Dining Room 14 x 14	Bedroom #3..... 10 x 9	Foundation Full Basement	Half Year Taxes.... \$686.74
Kitchen 10 x 12	Den / 4th Bed 8 x 11	Square Feet 1,164+/-	Parcel No. 28-055140-00.000
Master Bed 11 x 9	Front Porch 8 x 28	School System..... Swanton	Parcel No. 28-054905-00.000



OPEN HOUSE: Monday, December 6, 2021 from 11:00 am - 1:00 pm.

DIRECTIONS: North of Airport Highway on Hallett, east on Garfield. Home is on the corner of E Garfield and Hallett.

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 **\$3,000 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 **\$3,000**. 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 **Friday, January 14, 2022**.

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 Disclosure, and the 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
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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