



ONLINE ONLY - STARTING BID OF \$75,000 PER LOT! COMMERCIAL LOT AUCTION



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Online Only Auction! 3 Commercial lots located at **6546 Weatherfield Court, Maumee, Ohio 43537** that are fully developed and are shovel ready. Located 1 mile from the I-475/US-23 interchange. Sewer taps completed and paid for (\$15,000 each), storm drains, parking area for each lot, and city water ready. **Starting bids are \$75,000 per Lot** with the auction ending on **Thursday, September 5, 2019 at 1:00 pm.**

LOT DETAILS
Building Pads Are Done
Thriving Location
Monclova Township
Anthony Wayne Schools
Half Year Taxes: \$4,275.89
TD Parcel No. 38-86065

Boundary Lines Are Approximate



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road
Whitehouse, Ohio 43571

Auction Associates
Carson Helminiak, REALTOR®, Auctioneer
Pamela Rose, REALTOR®, Auctioneer, AARE, CAI

ONLINE ONLY COMMERCIAL LOT AUCTION

3 COMMERCIAL LOTS
SELLING SEPARATELY

STARTING BID
\$75,000 / Lot



6546 Weatherfield Court, Maumee, Ohio 43537
Bidding Ends: Thursday, September 5, 2019 at 1:00 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 **\$10,000 earnest money deposit per Lot**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Louisville Title, immediately following the auction, in the amount of **\$10,000 per Lot**. 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 **30 Days** after acceptance or by **Saturday, October 5, 2019**.

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 Louisville Title; 626 Madison Avenue, Toledo, Ohio 43604; 419-248-4611; Deb Horsman; dhorsman@louisvilletitle.com.

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

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.



LOUISVILLE TITLE

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BID NOW ONLINE

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QUESTIONS? CALL OUR OFFICE TODAY AT
419-865-1224

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