

ONLINE ONLY REAL ESTATE AUCTION

**MINIMUM
BID
\$39,900!**

10938 CABLE AVENUE, WHITEHOUSE, OHIO 43571
BIDDING ENDS: WEDNESDAY, AUGUST 9, 2023 at 12:00 pm



**HARD TO FIND
CORNER LOT!**

PROPERTY FEATURES:

- 0.475+/- Acres
- Corner Lot
- Shed
- Fixer Upper 2 Bed Home
- Sewer and Water
- Close to Bike Trails, Town, and Elementary
- Gas Fireplace in Family Room with Hardwood Floors

Online Auction! Hard to find 0.475+/- acres on a corner lot with utilities and fixer upper home or demolish. **MINIMUM BID \$39,900** for this home that needs complete rehab for those looking for a deal this is the hottest one in town with many possibilities. Lot has public water and sewer and is located in a high demand area in the Village of Whitehouse and near the town and bike trails. A quick bike ride away from Oak Openings Metro Park. Long term owner has moved. Cash only sale with 20 day or sooner closing. Items left in home at time of closing are included. Never offered before.



OPEN HOUSES:

Aug. 3 from 3 pm - 4 pm
Aug. 8 from 5:30 pm - 6:30 pm



DIRECTIONS:

Located on the corner of Cable and Weckerly

Living Room 19 x 9	Bedroom #2..... 10 x 12	Foundation Partial Basement	Homestead \$236.42
Kitchen 19 x 9	Enclosed Porch ... 10 x 9	Elementary Whitehouse	Parcel No. 98-03184
Family Room..... 16 x 18	Lot Size 185 x 92	High School..... Anthony Wayne	
Master Bed 15 x 11	No. of Baths..... 1 - Main Floor	Half Year Taxes.... \$647.30	

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 **\$5,000 earnest money deposit**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to TriSun Land Services, 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 **20 Days** after acceptance.

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 TriSun Land Services; 49 South Third Street, Waterville, Ohio 43566; Office: 419-878-3455; Email: Contactus@trisunlandservices.com.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Non Refundable 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.

BIDDING: All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

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
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
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