

Online Auction - Your Dream Home in Blue Grass Farms

Real Estate Auction



online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, 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

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 **\$7,500 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 **\$7,500**. 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 **35 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 Midland Title; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

DOCUMENTS AVAILABLE: A bidder's packet will be available

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.

DIRECTIONS: Cemetery Road to Blue Ridge Drive South.



10370 BLUE RIDGE DRIVE SOUTH, Whitehouse, Ohio 43571

*Escape to the Tranquil Embrace of
Blue Grass Farms in the Village of Whitehouse*

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our **App!**



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

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
Office: 419-865-1224

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Auction
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Online Bidding Ends

Wednesday, October 11, 2023 at 12:00 pm

- ONLINE REAL ESTATE AUCTION -

YOUR DREAM HOME AWAITS IN THE BLUE GRASS FARMS SUBDIVISION

ONLINE BIDDING ENDS: WEDNESDAY, OCTOBER 11, 2023 AT 12 PM

Escape to the tranquil embrace of Blue Grass Farms, nestled in the heart of the picturesque Village of Whitehouse. Here, you'll discover a haven of serenity with seamless access to the scenic Wabash Cannonball bike and walking trails.



This ranch-style home with a basement offers a blend of elegance and functionality. Immaculately maintained by meticulous sellers, every inch of this residence exudes warmth and charm.

Step into the inviting family room, complete with a cozy fireplace, seamlessly flowing into a gourmet kitchen boasting granite countertops and

appliances. Enjoy casual meals at the bar seating or in the open dining area, which opens up to a sun room with an abundance of windows, allowing natural light to flood the space.

Sliding doors lead to a covered patio, providing a private oasis surrounded by breathtaking landscaping and a serene blue space tree line.

Retreat to the master bedroom featuring pan ceilings, a spacious master bath, and a walk-in closet. The perfect sanctuary to unwind and recharge.



The finished basement area offers endless possibilities - transform it into your very own poker room for entertaining guests or a fitness area to pursue an active lifestyle.

Don't miss the chance to make this meticulously crafted home at Blue Grass Farms your very own.

OPEN HOUSE - Come and Tour The Property!
Thursday, **OCTOBER 5**, 2023 from 5:00 pm - 6:30 pm
Or By Appointment with the Auctioneer



Property Features

- Ranch Home with Brick / Vinyl Exterior
- Concrete Driveway
- Covered Rear Patio
- Abundance of Storage
- Finished Basement
- Access to Biking and Walking Trail
- Public Water and Sewer
- Gas Forced Air Heating
- Central Air



Room Dimensions

Eat-In Kitchen / Dining / Sun Room ...	29 x 15
Family Room.....	14 x 21
Master Bedroom	16 x 13
Bedroom #2.....	13 x 14
Bedroom #3.....	12 x 11
Laundry Room	First Floor
Basement	47 x 13

- Fireplace
- Master Bath and Walk-In Closet
- Ceiling Fan
- Ceiling Fan

Other Information

Lot Size	71 x 138 x 93 x 155
No. of Bathrooms	2 Full
Foundation	Basement / Partial Crawl
Square Feet	2,012+/-
Year Built	2013
Annual Association Fee	\$1,500.00



School Details

School District.....	Anthony Wayne
Elementary	Whitehouse

Parcel and Tax Information

Half Year Taxes.....	\$2,175.15
TD Parcel No.....	98-40707

