

# ONLINE ONLY REAL ESTATE AUCTION

205 SOUTH COY ROAD, OREGON, OHIO 43616

**BIDDING ENDS:** WEDNESDAY, FEBRUARY 5, 2020 at 12:00 pm

**MINIMUM BID**  
**\$45,000**

## PROPERTY FEATURES:

Vinyl Sided  
Near Metropark  
200 AMP Electric  
(6) New Windows  
Roof is 4 Years Old  
Public Water and Sewer



Online Auction at Minimum Bid \$45,000! Ideal flipper / investor or renovate. 1850 farm house in prime Oregon area near Person Metropark. Upstairs was gutted, dry walled, and insulated. Crawl space improvement with over 50% new foundation. Newer furnace, hot water tank, 200 AMP and (6) new double hung windows. Roof is 4 years old. Put your handy skills to work on the first floor and build equity.

## PROPERTY INFORMATION:

Living Room:	12 x 15	Bedroom #2:	12 x 11	Square Feet:	1,224+/-	Half Year Taxes:	\$1,063.56
Dining Room:	12 x 12	Lot Size:	140 x 169	School System:	Oregon	TD Parcel No.	44-19421
Kitchen:	13 x 11	No. of Baths:	1 Full	Elementary:	Starr		
Master Bed:	13 x 12 (Up)	Foundation:	Crawl	High School:	Clay		

**OPEN HOUSE:** Friday, January 31, 2020 from 12:00 pm - 1:00 pm and Monday, February 3, 2020 from 12:00 pm - 1:00 pm.

**DIRECTIONS:** North of Starr Avenue, corner of Fieldbrook.

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration form available at [www.PamelaRoseAuction.com](http://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 [info@pamelaroseauction.com](mailto:info@pamelaroseauction.com) 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 **\$2,000 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 **\$2,000**. 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, March 6, 2020**.

**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 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, Consumer Guide, Lead Based Paint, Property Disclosures, 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](http://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.

**PRIVACY POLICY AND USER AGREEMENT:** To view our complete Privacy Policy and User Agreement, please visit our website at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com).

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