

ONLINE ONLY REAL ESTATE AUCTION

316 AND 316 1/2 SOUTH LOCUST STREET, ADRIAN, MICHIGAN 49221
BIDDING ENDS: THURSDAY, JUNE 4, 2020 at 12:00 pm

TWINPLEX!

PROPERTY FEATURES:

- Brick Twinplex
- Basement
- 9' Ceilings
- Garden Shed
- Located on a Corner Lot
- Separate Gas Forced Air Heating
- Gas Hot Water Tanks
- Separate Electric
- Public Water / Sewer



Gorgeous Colonial Work of Art! Being sold to settle an Estate. Twinplex with separate heat and electric. Main unit has covered porch. Open staircase upon entry with sitting room with fireplace that has pocket doors to dining room. Kitchen with appliances and giant tiled full bathroom on main floor. Upstairs has 2 large bedrooms and additional large full bath. 3rd floor attic for additional storage or finish for additional living space. Separate unit has private deck entry to kitchen with first floor dining room and sitting room. Large full bath and 2 additional beds upstairs. Corner private lot with darling gardeners shed. Make this dream income property your own. Register to bid online.

UNIT INFORMATION:

UNIT #1		UNIT #2					
Bedroom #1	13 x 13	Bedroom #1	13 x 11	Lot Size	91 x 86	TD Parcel No.	XA0-515-0274-00
Bedroom #2	11 x 7	Bedroom #2	9 x 11	No. of Baths	3 Full	Summer Taxes	\$1,032.00
Living Room	13 x 14	Living Room	13 x 9	Square Feet	2,190+/-	Winter Taxes	\$321.00
Kitchen	8 x 11	Kitchen	12 x 11	School System	Adrian	Homestead	Yes
Dining Room	9 x 11	Dining Room	9 x 8	County	Lenawee		

OPEN HOUSE: Sunday, May 31, 2020 from 2 pm - 4 pm by Appointment.
DIRECTIONS: Corner of South Locust and Erie.

FURNISHINGS - BRONZE STATUES - ANTIQUES AT AUCTION

Online Auction Ends: Tuesday, May 26, 2020 at 12:00 pm

VIEW MORE DETAILS AND BID NOW AT www.PamelaRoseAuction.com

TERMS & 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 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 **\$3,500 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 **\$3,500**. 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** of the auction.

TITLE: An Owner's Insurance Policy 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 Relationship, Lead Based Paint, Seller's Disclosure Statement, and the Earnest Money Release 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.

PRIVACY POLICY AND USER AGREEMENT: To view our complete Privacy Policy and User Agreement, please visit our website at www.pamelaroseauction.com.

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AUCTION ASSOCIATES

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