

Get The Lifestyle You Deserve

AUCTION



ONLINE ONLY

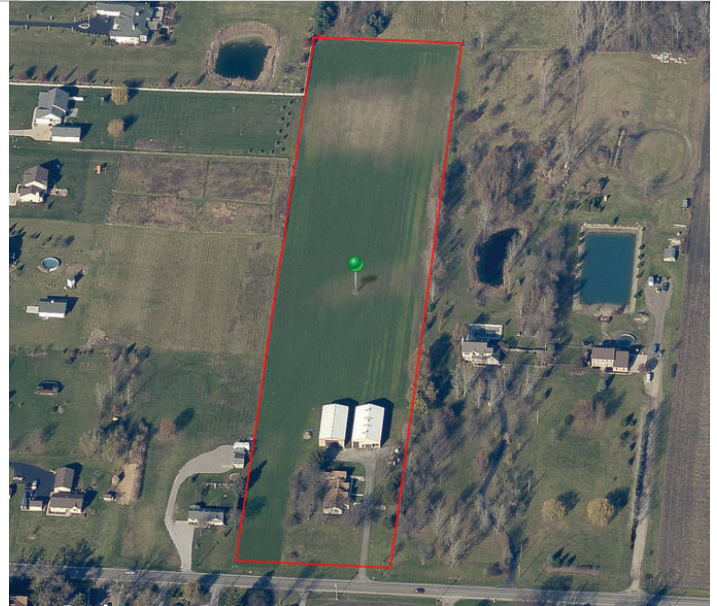


Real Estate and Content/Equipment at Online Auction
9060 Maumee Western Road, Mondova, Ohio 43542

Vehicles/Equipment – Bid Ends: Wednesday, June 3, 2020 at 11:00 am
Real Estate – Bid Ends: Tuesday, June 9, 2020 at 12:00 pm

Real Estate Auction

Online Bidding Ends: Tuesday, June 9, 2020 at 12:00 pm



9060 Maumee Western Road, Monclova, Ohio 43542

7.3+/- Acres with Farmhouse and 2 Barns in Monclova! Imagine waking every morning to the sun rising over your pastures, the morning dew sparkling, and your abundant gardens with gentle breeze from the window of your county estate. Enjoy breakfast in the sun room that overlooks your lawn and flowers. Bounty from your garden fills your plate of eggs from your chickens. Barn animals, gardening sheds, fruit cellars, and fenced yard for all to play. Enjoy home-style campfires in your spacious yard. Do you need room for a motor home or car collection? This will give you a reason to buy lots of fun toys. This property offers many benefits to owning your own farmhouse with 7.3+/- acres. Never offered before and selling by heirs.

PROPERTY FEATURES

- 7.3+/- Acres
- Barn #1: 2,400+/- Square Feet
- Barn #2: 2,040+/- Square Feet
- 1 Car Garage with Woodburner
- Outdoor Brick Cellar
- Gardener's Shed and Shed Coop
- City Water
- Gas Forced Air Heat
- Central Air Conditioning
- Front Heated Floors (Boiler)
- Kitchen with Abundance of Cabinetry
- Family / Dining Rooms with 10 Foot Ceilings
- Master Bedroom with Full Bath Could Be Used As A Home Office and Has A Separate Entry
- Covered Front Breezeway

DIMENSIONS

- Eat-In Kitchen: 13 x 11
- Family/Dining Combo: 17 x 29
- Master Bedroom: 23 x 11
- Bedroom #2: 15 x 12
- Bedroom #3: 12 x 13
- Bedroom #4: 10 x 14
- Laundry Room: 19 x 8
- Utility/Furnace/Storage: 19 x 8
- Sun Room: 10 x 15

PROPERTY DETAILS

- Lot Size: 242 x 1,335
- No. of Bathrooms: 2 Full
- Foundation: Crawl / Slab
- Square Feet: 2,156+/-
- Number of Stories: 1

SCHOOL INFORMATION

- District: Anthony Wayne
- Elementary: Monclova

PARCEL / TAX DETAILS

- Parcel ID: 38-21444
- Half Year Tax: \$1,756.14

OPEN HOUSE / DIRECTIONS

- Sunday, June 7, 2020
from 12:00 pm - 4:00 pm
- Monday, June 8, 2020 -
By Appointment Only

On Maumee Western, west of Crissey

Terms and Conditions – Content / Equipment Auction

PAYMENT TERMS, CONDITIONS, AND BUYER'S PREMIUM

Full payment is due the day of the auction via Credit Card. 13% Buyer's Premium will be added to the final hammer price. All items will be sold "As Is." Buyers shall rely entirely on their own information, judgment, and inspection of property and record.

REMOVAL: Friday, June 5, 2020 from 9:00 am - 5:00 pm and Saturday, June 6, 2020 from 9:00 am - 2:00 pm. Use **SIGN UP GENIUS** link on auction website to reserve pick up time. View the complete Terms and Conditions online.



Terms and Conditions – Real Estate Auction

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 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 **\$7,500 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 **\$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 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.

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.

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com



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