

WATERFRONT PROPERTY ON LAKE ERIE ONLINE ONLY AUCTION



10754 Lakeside Drive, Luna Pier, Michigan 48157

Online Bidding Ends: Thursday, August 13, 2020 at 12:00 pm

Online Waterfront Auction! Located on the water in Luna Pier, this property has beautiful views of Lake Erie and is close to the pier and docks. Property is currently leased with a month to month tenant.

Living Room:	23 x 11	Bedroom #2:	9 x 8	Square Feet:	1,200+/-	Summer Taxes:	\$1,348
Dining Room:	15 x 12	Lot Size:	78 x 175	School System:	Mason	Winter Taxes:	\$1,581
Kitchen:	9 x 8	No. of Baths:	1 Full	County:	Monroe	Public Water	
Master Bed:	11 x 10	Foundation:	Crawl	Parcel No.:	51-115-014-00	Public Sewer	

Open House: Monday, August 3, 2020 at 12:00 pm

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 **\$5,000 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 **\$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 **Friday, September 25, 2020**.

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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STAY CONNECTED: 

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