



Pamela K Rose  
Auction Co, LLC

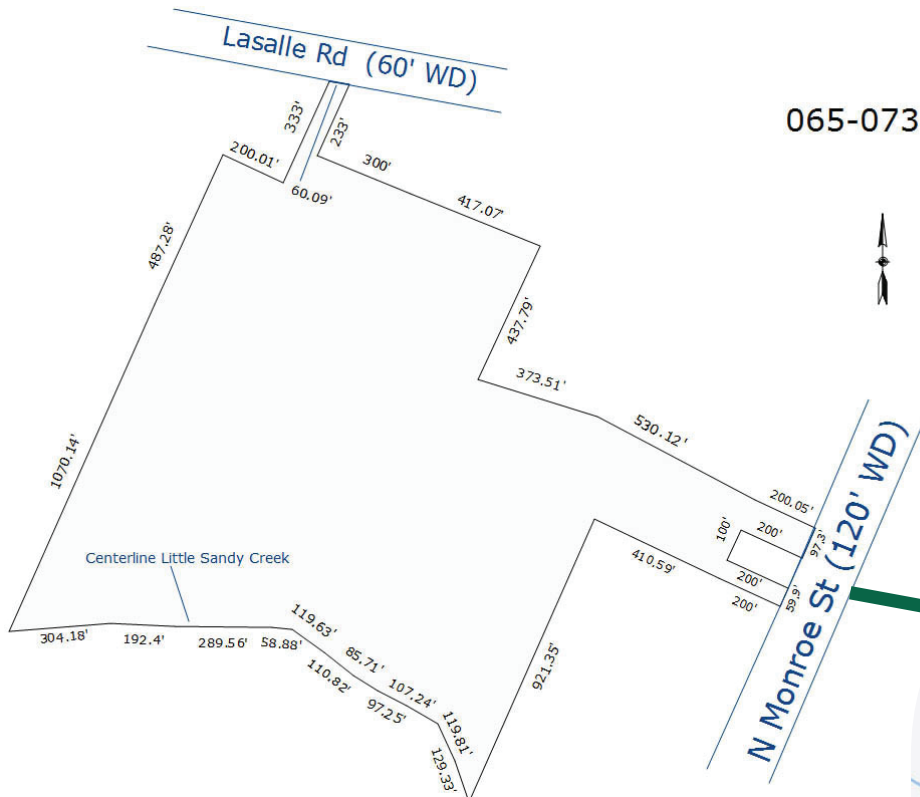
# COURT ORDERED AUCTION

## 47+/- Acres on M-125

2591 North Monroe Street, Monroe, Michigan 48162

**ONLINE BIDDING ENDS:**  
Thursday, February 4, 2021  
at 12:00 pm

065-073-00



Court Ordered Auction! Formally listed for \$2,000,000 - now at a **MINIMUM STARTING BID OF \$235,000.00** for 47.39+/- acres on M-125 just north of the Mall. Frontage on both M-125 and LaSalle with utilities at the street. House on the property is not livable. Guaranteed to sell at low starting bid!

- Barn and Garage
- 43+/- Tillable Acres
- Zoned R1B and R3B
- Lot Size: 47.39+/- Acres
- Schools: Monroe Public
- County: Monroe
- Parcel: 07-065-073-00
- Summer Tax: \$1,699.54
- Winter Tax: \$7,068.40



## TERMS and CONDITIONS

**AUCTION REGISTRATION:** The online registration form is available at [www.pamelaroseauction.com](http://www.pamelaroseauction.com) | Online Auctions | Online Real Estate 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. This may be accomplished by 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 **7,500 earnest money deposit**.

**EARNEST MONEY REQUIREMENT:** Winning online bidders must deliver earnest money via wire transfer or cashier's check to Hassett Title Company 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 **Friday, March 19, 2021**.

**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 Hassett Title Company; 33 East Front Street, Monroe, Michigan 48161; Office: 734-242-9393.

View More Details and **BID NOW** Online At  
[www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com)

Roger Turner, REALTOR®, Auctioneer, AARE, CAI  
Pamela Rose, Broker, Auctioneer, AARE, CAI  
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**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](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).