

ONLINE ONLY REAL ESTATE AUCTION

3783 EISENHOWER DRIVE, NORTHWOOD, OHIO 43619

BIDDING ENDS: WEDNESDAY, FEBRUARY 17, 2021 at 12:00 pm



**FIRST TIME
OFFERED!**

PROPERTY FEATURES:

- Cathedral Ceilings
- Ceiling Fans
- 168+/- SF Deck
- Storage Shed
- 1 Year Home Warranty
- Handicap Lift in Garage
- Handicap Bath and Hallways
- Central Air

First time offered! Brick ranch built by McCrosky with handicap accessibility. 3 bedrooms, 2 baths, attached 2+ car garage. Beautiful treed lot in well kept neighborhood. Enjoy your morning coffee or just a quiet evening on your deck. Move in condition. Elderly owner has moved to a rest home.

PROPERTY INFORMATION:

Living Room:	21 x 14	Bedroom #3:	12 x 10	Foundation:	Crawl	County:	Wood
Eat-In Kitchen:	18 x 12	Laundry Room:	6 x 7	Square Feet:	1,508+/-	Half Year Taxes:	\$1,224.27
Bedroom #1:	12 x 14	Lot Size:	83 x 145	Year Built:	1987	Homestead:	\$266.18
Bedroom #2:	9 x 11	No. of Baths:	2 Full	School System:	Northwood	Parcel:	M50-812-270403015000



OPEN HOUSE: Monday, February 15, 2021 from 4:00 pm - 6:00 pm.

DIRECTIONS: East of Coy, between Reva and West Pointe.

ONLINE PERSONAL PROPERTY AUCTION!

Bidding Ends: Monday, February 8, 2021 at 12:00 pm

100's of items - view the catalog, photos, and bid online!

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at www.PamelaRoseAuction.com or our Mobile App and 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 emailing to info@pamelaroseauction.com prior to the auction. Proof of funds consists of a copy 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 Midland 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, March 26, 2021**.

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 Midland Title; 3103 Executive Pkwy., Toledo, Ohio 43606; Office: 419 531-1192.

DOCUMENTS AVAILABLE: A bidder's packet will be available online and will include Purchase Agreement, Agency Disclosure, Consumer Guide, 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 or our Mobile App!



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

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