

ONLINE ONLY REAL ESTATE AUCTION

5118 ANCIL ROAD, TOLEDO, OHIO 43615

BIDDING ENDS: TUESDAY, MAY 22, 2018 at 12:00 pm

SOUTH TOLEDO

PROPERTY FEATURES:

- 2 Story Aluminum Sided
- 1 Car Garage
- Fully Waterproofed
Basement With Lifetime
Warranty
- Fenced Yard
- Full Basement
- Gas Forced Air Heat



Online Only Auction! Attractive 3 bed home with a full basement, garage, fenced yard, and aluminum sided. Perfect for owner or investor! Currently rented at \$750.00 per month, tenant vacating at end of month. Super easy to rent, being left vacant for new buyer to pick tenant or owner occupant. Located in Wildwood / Reynolds area surrounded by owner occupied neighborhood. Owner selling to fund 1031-Tax Exchange for new purchase.

PROPERTY INFORMATION:

Living Room: 15 x 13	Bedroom #2: 14 x 12	No. of Bathrooms: 1 Full	Hawkins Elementary
Dining Room: 13 x 13	Bedroom #3: 12 x 10	Foundation: Full Basement	Rogers High School
Kitchen: 13 x 12	Recreation Room: 15 x 13	Square Feet: 1,108+/-	Half Year Taxes: \$331.03
Master Bedroom: 14 x 13	Lot Size: 40 x 126	Toledo Public Schools	TD Parcel No. 20-59231

OPEN HOUSE: Monday, May 21, 2018 at 12:00 pm.

DIRECTIONS: East off Reynolds, just south of Dorr.

VIEW MORE INFO & BID NOW AT www.PAMELAROSEAUCTION.com

TERMS & CONDITIONS: AUCTION REGISTRATION: The online registration form available at www.pamelaroseauction.com / Online Auctions / 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 and you receive a bid number. This may be accomplished by faxing the proof of funds to 419-865-6594 or emailing to toni@pamelaroseauction.com at least 24 hours 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 **\$2,000 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 **\$2,000**. The successful online bidder will be notified immediately following the closing of the auction and emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **35 Days** of the auction.

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, Lead Based Paint, and the Property Disclosures.

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.

ONLINE BIDDING PLATFORM: In order to view the most current bid, the REFRESH button must be clicked several times. If you do not refresh the page constantly, you will not see the accurate bid.

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

FRAUD ALERT: If you receive an email from this office requesting that you wire or otherwise transfer funds, to protect yourself, please confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. Email accounts of real estate professionals are targets of cyber criminals that use information in an attempt to initiate fraudulent wire requests.

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