

ONLINE ONLY REAL ESTATE AUCTION

415 SHEPARD STREET, MIO, MICHIGAN 48647

BIDDING ENDS: WEDNESDAY, OCTOBER 3, 2018 at 12:00 pm

MINIMUM BID
\$10,000

PROPERTY FEATURES:

Private Yard
Back Patio
1 Car Garage
Exterior Siding
Storage Shed
Partial Basement / Crawl
Well Water and City Sewer
Natural Gas / Forced Air Heat



Minimum Bid \$10,000! Guaranteed to sell at or above minimum! Summer home, rental, or residence, you decide. Near Au Sable River with canoeing, fishing, hiking, hunting, snowmobiling, and skiing. 2 bedroom home with kitchen, dining, living room, and 2 baths. Long term owner cash out. Register now to bid at our website at www.PamelaRoseAuction.com | Online Auctions | Online Real Estate.

PROPERTY INFORMATION:

Living Room	Bedroom #2	School System: Mio / Ausable	Summer Taxes: \$481.20
Dining Room	Utility Room	County: Oscoda	Winter Taxes: \$79.41
Kitchen	Lot Size: 132 x 137	Township: Big Creek	Parcel No. 001-545-002-50
Master Bedroom	No. of Baths: 2 Full		

OPEN HOUSE: Monday, October 1, 2018 at 5:00 pm.

DIRECTIONS: Morenci to west on 12th Street to north on Shepard Street.

VIEW MORE DETAILS AND BID 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 **\$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 emailed the Auction Purchase Agreement, to sign and return. Balance will be paid in full at closing on or before **15 Days** of the auction.

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 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.

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Serving The Auction
Industry For 25 Years

STAY CONNECTED:



AUCTION ASSOCIATES

Pamela Rose, Broker, Auctioneer, AARE, CAI
Office: 419-865-1224 | Toll Free: 877-462-7673
In cooperation with local Auctioneers Greg and Donna Tuttle

