

# ONLINE ONLY REAL ESTATE AUCTION

10031 ANGOLA ROAD, SWANTON, OHIO 43558

**BIDDING ENDS:** THURSDAY, AUGUST 4, 2022 at 12:00 pm

**5+/-  
Wooded  
Acres!**



## PRIVATE COUNTRY SETTING!

### PROPERTY FEATURES:

- 165+/- Feet of Frontage
- Backs Up to The Nature Conservancy
- Detached Garage
- Sewer: Septic
- Water Line Available

Online Auction! 5+/- wooded acres that backs up to the Nature Conservancy. Private country setting, never offered before! Includes fixer upper home that has gutted interior. Fix up home or demolish and start new!

### PROPERTY INFORMATION:

Lot Size .....	165 x 1297	County .....	Lucas
Acres.....	5+/-	Half Year Taxes....	\$1,116.34
Square Feet .....	1,120+/-	TD Parcel No. ....	60-17434



### GOOD NEWS!

Per the Lucas County Engineers Office there is a water line available in front of 10031 Angola Road, Swanton OH 43558. The cost to tap in would be \$1,250.00 tap fee and a \$200.00 trunk fee. The property currently has a well.



**OPEN HOUSE:** Tuesday, August 2, 2022 from 3:00 pm - 4:00 pm.  
**DIRECTIONS:** On Angola, between Eber and Irvin.

**TERMS & CONDITIONS:** **AUCTION REGISTRATION:** The online registration is available at [www.PamelaRoseAuction.com](http://www.PamelaRoseAuction.com) or on 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](mailto: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 & Escrow, 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 **20 Days** after acceptance.

**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; 3355 Briarfield Boulevard, Maumee, Ohio 43537; Office: 419-259-5403.

**DOCUMENTS AVAILABLE:** A bidder's packet will be available online and will include Purchase

Agreement, Agency Disclosure, Consumer Guide, Lead Based Paint, Property Disclosures, and the Non Refundable 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.

**EXTENDED BIDDING:** This online only auction has an extended bidding feature. The closing time of a property is automatically extended 5 minutes whenever a bid is placed in the last 5 minutes of the properties closing time. The bidding for the property will close when a period of 5 minutes has expired without an additional bid.

**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.

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



**Pamela Rose Auction Company, LLC**  
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Pamela Rose, REALTOR®, Auctioneer, AARE, CAI  
Office: 419-865-1224

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