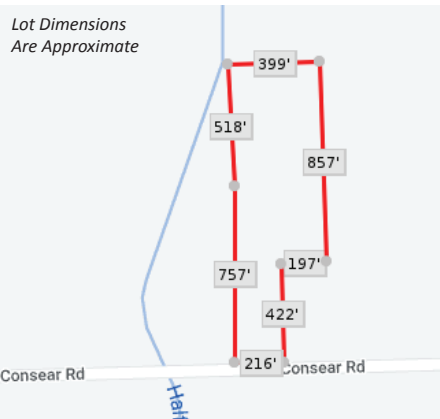


Online Real Estate and Content Auction



4630 CONSEAR ROAD
Ottawa Lake, Michigan 49267

Real Estate Bidding Ends:
Tuesday, March 7, 2023 at 12:00 pm

Real Estate Open House
Wednesday, February 22 from 12 pm - 2 pm
Monday, March 6 from 4 pm - 5:30 pm

TERMS & CONDITIONS: **AUCTION REGISTRATION:** The online registration is available at 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 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 **\$15,000 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 **\$15,000**. 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 **45 Days** of the auction or **60 Days** with a \$20,000 earnest money deposit.

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 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 Relationship, Seller's Disclosure Statement, 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.

BIDDING: All bids must be submitted using the online bidding system. Buyers are responsible to confirm their bids for accuracy. Selecting the Bids tab at any time may do this. Bidders will receive outbid notifications via email up until the last day of the auction, after which time you must log in to the bidding site to confirm your bids. Auctioneer is providing internet bidding as a service to Buyer using a Third Party Bidding System. Under no circumstances shall Buyer hold Auctioneer liable for system failures resulting in Buyer's bid not being properly submitted.

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.

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.

10+/- ACRES IN WHITEFORD TOWNSHIP! INVESTOR FIXER UPPER - IDEAL FLIP HOME!

ONLINE REAL ESTATE AND CONTENT AUCTION

Content Bidding Ends: Monday, February 20, 2023 at 10:00 am

Real Estate Bidding Ends: Tuesday, March 7, 2023 at 12:00 pm



4630 CONSEAR ROAD
Ottawa Lake, Michigan 49267

View More Details and **BID NOW** Online At www.PamelaRoseAuction.com Or On Our App!



Pamela K Rose Auction Co, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, Broker, Auctioneer, AARE, CAI
Office: 419-865-1224

STAY UP-TO-DATE ON SOCIAL MEDIA!



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K Rose
Auction
Company, LLC

10+/- ACRES WITH POLE BARN AND HOUSE IN WHITEFORD TOWNSHIP - INVESTOR FIXER UPPER

REAL ESTATE AT ONLINE AUCTION



Online Real Estate Auction! Hard to find 10+/- acres at
4630 Consear Road, Ottawa Lake, Michigan 49267

Property includes a 2,452+/- square foot home that sits off the road with unfinished basement and a 2 car attached garage. Ideal for investor flip house due to interior renovations needed. 6 bedrooms including 2 first floor bedrooms. Interior of home needs painted, cleaned, and updated. The land is set up for animals or horses with 6 - 7 fenced pastures. There is an 80 x 80 metal sided pole building with a metal roof and 2 tack rooms. At entry there is an additional 2 car garage, shed for storage, and there used to be a home there. Long term owner liquidation. Investors, you will want to look at this one on a home flip.

Online bidding for the Real Estate ends on
Tuesday, March 7, 2023 at 12:00 pm

CONTENTS being sold online on Monday, February 20, 2023 at 10:00 am and includes Tractors, Trailers, Buggy, Tools, and Household. Preview: Friday, February 17, 2023 from 10 am - 12 pm.

PROPERTY FEATURES

- 80 x 80 Metal Sided Pole Barn with Metal Roof and includes Electric, Water Hydrant, and (2) Tack Rooms
- 6 Bedrooms - 2 On The First Floor
- Extra Front Garage Is Separately Metered
- Approximately 6 - 7 Fenced Pastures
- Large Pasture with a 20 x 20 Metal Turn Out Shed
- Additional Front Shed
- Well / Septic
- Propane Heat / Central Air

ROOMS WITH FEATURES

Kitchen	29 x 12	Main Floor; Opens to Family Room and Patio Door
Family Room	29 x 12	Main Floor; Wood burning Fireplace
Master Bedroom	11 x 15	Main Floor; with Full Bath
Bedroom #2	12 x 15	Main Floor
Bedroom #3	19 x 7	Upper Floor
Bedroom #4	17 x 17	Upper Floor
Bedroom #5	12 x 15	Upper Floor
Bedroom #6	15 x 17	Upper Floor
Laundry Room	10 x 9	Main Floor

OTHER INFORMATION

Lot Size: 10+/- Acres
Foundation: Unfinished Basement

Year Built 2003
Square Feet: 2,452+/-
No. of Bathrooms: 3 Full | Main Floor: 2 and Upper Floor: 1

SCHOOL INFORMATION

School District: Whiteford Agricultural

PARCEL AND TAX DETAILS

County Monroe
Township Whiteford
Summer Taxes \$1,703.88
Winter Taxes \$2,909.71
Parcel No.: 15 024 020 00



REAL ESTATE OPEN HOUSE

Wednesday, February 22 from 12:00 pm - 2:00 pm
Monday, March 6 from 4:00 pm - 5:30 pm

REAL ESTATE ASSOCIATE:

PAMELA ROSE, BROKER, AUCTIONEER, AARE, CAI

BID NOW ONLINE AT: WWW.PAMELAROSEAUCTION.COM OR ON OUR APP