

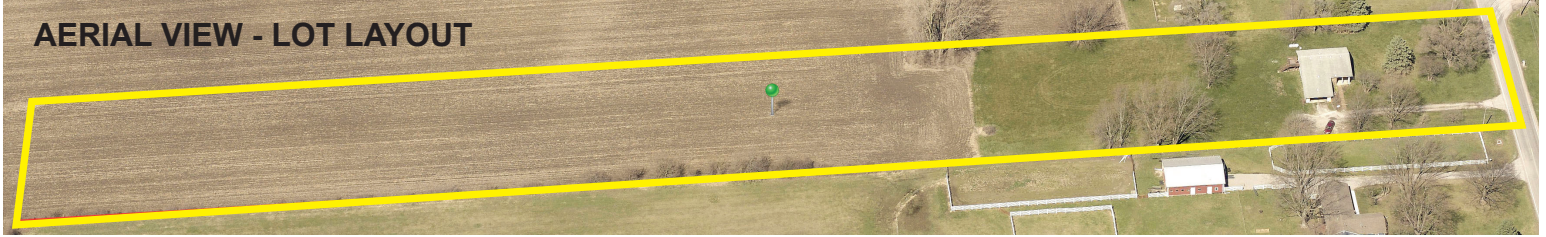
# ONLINE ONLY REAL ESTATE AUCTION

5+/- ACRES  
ANTHONY  
WAYNE  
DISTRICT

8610 SCHADEL ROAD, WATERVILLE, OHIO 43566

**BIDDING ENDS:** WEDNESDAY, APRIL 19, 2023 at 12:00 pm

## AERIAL VIEW - LOT LAYOUT



## PROPERTY FEATURES:

- Spacious Bi-Level
- Vinyl and Brick
- 5+/- Acres
- Propane
- Lennox Furnace
- Central Air
- 2 Car Attached Garage
- Front Patio
- Rear Deck

Hard to find 5+/- acres in Anthony Wayne School District! 2,274+/- square foot home with 4 bedrooms and 2 full baths. Abundance of light in living room with expansive window overlooking grounds. Living room opens to eat-in kitchen with patio doors to rear deck. Home needs cosmetic updating and has a meticulous owner that has enjoyed living in the home for many years. Entry has 11 ft. ceilings, large bedrooms with walk in closets, and attached garage. Long term owner moving.

Living Room ..... 14 x 25  
Eat-In Kitchen ..... 12 x 20  
Family Room ..... 21 x 16  
Master Bed ..... 13 x 11

Bedroom #2 ..... 14 x 12  
Bedroom #3 ..... 15 x 12  
Bedroom #4 ..... 11 x 12  
Laundry Room .... 13 x 13

Utility Room ..... 13 x 13  
Entry ..... 7 x 7  
Lot Size ..... 162 x 1,312  
Foundation ..... Slab

School System ..... Anthony Wayne  
Elementary ..... Whitehouse  
Half Year Taxes .... \$1,715.26  
TD Parcel No. .... 65-85871



**OPEN HOUSE:** Thursday, April 13, 2023 from 5 pm - 6 pm and Monday, April 17, 2023 from 5 pm - 6 pm.

**DIRECTIONS:** South on Heller to east on Stiles to south on Schadel, between Neapolis Waterville and Neowash.

**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 **\$7,500 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 **\$7,500**. 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 **40 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!



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