

ONLINE ONLY REAL ESTATE AUCTION

3337 BUTZ ROAD, MAUMEE, OHIO 43537

BIDDING ENDS: TUESDAY, APRIL 30, 2024 at 12:00 pm



Monclova Township! Anthony Wayne School District! 1.09+/- acres with brick ranch that sets off road. In-ground pool with private setting and abundance of landscape and patio. Come home to a vacation setting every day. Poured concrete pool with pool house changing room. Expansive patio around pool. Privacy fencing that makes it an oasis. Home has open kitchen / great room with woodburning fireplace. You will love the sunroom converted to an entertaining area with bar overlooking deck and pool area. Master bedroom with full bath. Long term owner moving. Never offered before. The seller has said he has the worlds best neighbors whom he will miss the most. Great property to build instant equity or investor flip.

MONCLOVA TOWNSHIP!

PROPERTY FEATURES:

- Brick Ranch on 1.09+/- Acres with Privacy and Trees
- Property Sets Off Road
- Inground Pool
- Pool House Changing Room
- Public Water and Sewer
- Gas Forced Air Heat
- Central Air



OPEN HOUSE:

April 23 and April 29
from 4:30 pm - 5:30 pm



DIRECTIONS:

Between Salisbury and
Maumee Western (20A)

Kitchen 14 x 35
Living Room 18 x 14
Sunroom 10 x 14
Primary Bed 14 x 13

Bedroom #2 13 x 14
Bedroom #3 13 x 14
Bathrooms 2 Full / 1 Half
Lot Size 150 x 320

Foundation Crawl
Square Feet 1,845+/-
School System Anthony Wayne
Elementary Monclova

High School Anthony Wayne
Township Monclova
Half Year Taxes \$1,950.04
TD Parcel No. 38-25367

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 **\$10,000 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 **\$10,000**. 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 **35 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.

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.

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



Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

Pamela Rose, REALTOR®, Auctioneer, AARE, CAI
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