

MINI STORAGE FACILITY AUCTION



MINIMUM BID \$40,000

14580 COUNTY ROAD J
WAUSEON, OHIO 43567

Mini Storage facility located in Wauseon, Ohio near Fulton County Fairgrounds. Over \$20,000 potential income annually. Ready to rent, low maintenance self storage units. Many leased with long term tenants. Opportunity for additional income with fair vendors annually looking for lease space.

ON-SITE WITH LIVE ONLINE BIDDING

TUESDAY, MAY 23, 2017 AT 4:00 PM

BID NOW! www.PAMELAROSEAUCTION.com



Property Features and Other Information

Mini Storage Facility	Building #1: 30 x 80	Lot Size: 163 x 176
37 Units	Building #1: 2,400+/- SF	County: Fulton
Additional Outlot Storage	Building #2: 21 x 81	Annual Tax: \$1,605.34
Slab Foundation	Building #2: 1,701+/- SF	Parcel 08-018932-02.000
Fenced		

ON-SITE BIDDERS:

TERMS: \$5,000 deposit down day of auction in the form of **Cash, Cashier's Check, or approved Personal Check** made payable to Pamela Rose Auction Company, licensed Ohio Broker. Deposit must be presented at time of registration. In the event that a participant is not the highest bidder, his/her check will be returned to him/her immediately after the auction. Closing within **35 days**.

The remainder of the below noted terms also apply to the on-site bidders.

ONLINE BIDDERS:

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 Pamela Rose Auction Company, licensed Ohio Broker, 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 **35 days**.

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 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 and the Agency Disclosure.

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.

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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