

Let's Go To The Lake!

WATERFRONT AUCTION ON THE SHORES OF LAKE ERIE

PROPERTY FEATURES

102' of Waterfront
Three Lots
4 Dormer Windows
1 Year Home Warranty
Propane
City Water / Septic



Let's go to the lake on **SUNDAY, MAY 21, 2017 AT 2:00 PM!** Waterfront Auction on Lake Erie with sandy beaches, swimming, fishing, and boating. Property was remodeled in 1988 including a huge 37' x 18' dormer upstairs. There is room to sleep everyone, including your friends and all the relatives!

Two additional lots are available and will be sold separately in the Long Beach Association which gives you dockage and access to Lake Erie in a safe harbor for your boat. On-site auction with live online bidding available. Property is being sold to settle the Estate of Patricia Hymore, Lucas County Probate #2017EST000980.

ROOM DIMENSIONS

Living Room: 13 x 18
Kitchen: 14 x 10
Main Floor Master: 13 x 9
Bedroom #2: 37 x 18
Den: 6 x 8
Utility: 16 x 9
Deck: 16 x 20

OTHER INFORMATION

Lot Size: 102 x 83
No. of Bathrooms: 1
Foundation: Crawl
Square Feet: 1,995+/-
Benton-Carrol Salem Schools
Oak Harbor High School
Ottawa County

Cottage:
Half Year Taxes: \$1,072.48
Parcel: 0080993313315000
Additional Lots (0 N Locust):
Half Year Taxes: 108.60
Parcel: 0081006113481000



Boundary Lines Are Approximate

9881 WEST LOCUST POINT DRIVE, OAK HARBOR, OHIO 43449

TERMS AND CONDITIONS

ON-SITE BIDDERS:

TERMS: \$5,000 deposit per property down day of auction in the form of **Cash, Cashier's Check, or approved Personal Check** made payable to Greater Metropolitan Title. 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 to be held on or before **Sunday, June 25, 2017**.

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 per property**.

EARNEST MONEY REQUIREMENT: Winning online bidders must deliver earnest money via wire transfer or cashier's check to Greater Metropolitan Title, immediately following the auction, in the amount of **\$5,000 per property**. 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 **Sunday, June 25, 2017**.

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, Agency Disclosure, Lead Based Paint.

PRE-APPROVAL: is available at First Federal Community Bank at 3426 Navarre Ave, Oregon, Ohio 43616, David Hymore at 419-690-8326 or by email at dhymore@first-fed.com.

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.

WATERFRONT AUCTION ON THE SHORES OF LAKE ERIE

9881 West Locust Point Drive, Oak Harbor, Ohio 43449 on Sunday, May 21, 2017 at 2:00 pm

Directions: North of State Route 2, North on Humphrey Road across from Happy Hooker Bait & Tackle, west on West Locust Point Dr. | Preview and Registration Begins at 1:00 pm



 **Pamela Rose**
AUCTION COMPANY, LLC
Real Estate | Auctioneers | Consultants

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 or 877-462-7673

Online at www.pamelaroseauction.com

STAY CONNECTED:      



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AUCTION ASSOCIATES

Michael Murray, Broker, Auctioneer, CAI, GRI and Pamela Rose, REALTOR®, Auctioneer, AARE, CAI