

KarenRoseAuction.com

*Karen Rose*  
AUCTION COMPANY

LIVE ON-SITE  
**REAL ESTATE  
AUCTION**  
SPACIOUS RANCH

**OPEN HOUSE**  
FRIDAY, MAY 15TH  
FROM 12-3PM



**PROPERTY ADDRESS: 822 Rochelle Road | Toledo, OH 43615**  
**LIVE AUCTION DATE: Wednesday, May 18th at 5pm | Preview & Registration at 4pm**

**HOUSE FEATURES**

Bedrooms: 5	Year Built: 1962
Bathrooms: 2	Parcel ID: 20-22764
Square Footage: 2,268+/-	6 Month Taxes: \$1,297.96
Acres: 0.25940+/-	Heating: Forced Air
Garage: Detached	Foundation: Crawl
County: Lucas	

**ABOUT THIS PROPERTY**

Never before on the market! Spacious ranch home on a double lot! Incredible fenced lot with an additional 2.5 car heated garage with loft! 5 Bedrooms, updated bath in 2020 with oversized walk-in shower, original hardwood floors, central air new in 2019, updated large kitchen with new cabinets. Oversized window overlooks private yard. Roof 10 years, expanded driveway. This home has so much charm! Come Bid your price.

**CALL TODAY TO GET  
PRE-REGISTERED | 419.461.7588**



**Auction Terms & Conditions**

Bidder Registration: All prospective bidders must register to bid. Terms: A \$2,000 cashier's check or personal check is required for day of auction - Please make the Cashier's Check payable to yourself. Closing: Closing within 30 days of auction at Midland Title. Documents available: Bidder's Information packets will be available on auction day. Requirements of successful bidder: 10% Buyer's Premium will be added to the final bid to establish the final sales price. The successful high bidder will be required to sign a Real Estate Purchase Agreement immediately upon conclusion of the bidding. Title: Title will be supplied by seller at seller's expense giving marketable title subject to restrictions of record. Taxes pro-rated per local method. Broker participation invited: Broker/Agent must register his client 48 hours prior to the auction. Call for complete registration forms & guidelines. Agency: Auctioneer and its agents are sellers agents. 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 not guaranteed. All property dimensions are only approximations. Buyers shall rely entirely on their own judgment and inspections of property records. Any other terms and conditions will be announced day of auction and take precedence over printed materials.



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