

KarenRoseAuctioneer.com

LIVE ON-SITE REAL ESTATE AUCTION PRIME LOCATION

PREVIEW

TUES., AUG. 8TH FROM 4-6PM



PROPERTY ADDRESS: 439 W 5th Street | Perrysburg, OH 43551
LIVE AUCTION DATE: Tuesday, August 8th at 6pm

PROPERTY FEATURES

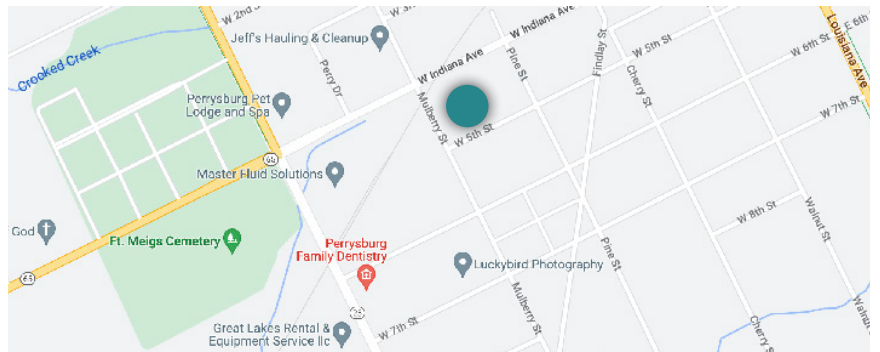
Type: Real Estate Auction
County: Wood
Acres: 0.12+/-
Square Footage: 816+/-
Year Built: 1932
School District: Perrysburg

Bedrooms: 2
Bathrooms: 1
Foundation: Full Basement
Sewage: Sanitary
Fuel: Natural Gas
6 Month Taxes: \$1,080.04

ABOUT THIS PROPERTY

Perrysburg charmer! Conveniently located close to restaurants, shopping, farmers markets, and events uptown Perrysburg. Large lot, 22 x 30 Garage. Add your finishing touches to this house. Great investment opportunity! Come bid your price at Auction!

CALL TODAY TO GET PRE-REGISTERED | 419.461.7588



**SERENITY
REALTY**



Karen Rose
AUCTION COMPANY

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Auction Terms & Conditions

Seller will accept an offer prior to auction. If offer is accepted prior to auction, the auction event will be cancelled as well as any preview/open house that occurs after the accepted offer. Auctioneer has the right to cancel, postpone or reschedule auction. Property information is deemed to be reliable, but cannot be guaranteed. Information should be verified by the buyers agent or the buyer. - Bidder Registration: All prospective bidders must register to bid. Terms: A \$3,500 earnest money via wire transfer to Midland Title or cashiers check or personal check for EMD due within 24 hours of conclusion of the auction. 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% buyers 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.