

KarenRoseAuction.com

Karen Rose
AUCTION COMPANY

LIVE ON-SITE

MINIMUM BID AUCTION

WELCOME HOME
SPACIOUS BRICK RANCH

MINIMUM BID
\$99,900.00



PROPERTY ADDRESS: 12694 Dohoney Road | Defiance, OH 43512
LIVE AUCTION DATE: Tuesday, November 23rd at 6pm | Preview & Registration at 5pm

PROPERTY FEATURES

Bedrooms: 3	Year Built: 1965
Bathrooms: 2	Parcel ID: J04-003 1-B-003-00
Square Footage: 1,638+/-	6 Month Taxes: \$2,194.96
Acres: 0.47+/-	Cooling: Central Air
Garage: 2 Car Attached	Heating: Boiler
County: Defiance	

ABOUT THIS PROPERTY

Come bid on this Spacious Brick Home, New Deck in 2018, Finished Basement with additional living quarters, Roof 2005, Windows 2005, Water Heater 2019. Transferrable Warranty with Everdry. Enjoy everything this home has to offer!

CALL TODAY TO GET PRE-REGISTERED | 419.461.7588



Auction Terms & Conditions

Bidder Registration: All prospective bidders must register to bid. Terms: A \$2,500 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. 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 info 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 & inspections of property records. Any other terms & conditions will be announced day of auction & take precedence over printed materials.



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