

KarenRoseAuction.com

Karen Rose  
AUCTION COMPANY

LIVE ON-SITE  
**MINIMUM BID  
AUCTION**  
COUNTRY LIVING  
ENDLESS POSSIBILITIES

MINIMUM BID  
**\$49,900**



**PROPERTY ADDRESS: 17087 W. State Route 105 | Elmore, OH 43416**  
**LIVE AUCTION DATE: Wednesday, December 1st at 5:30 | Preview & Registration at 4pm**

**PROPERTY FEATURES**

<b>Bedrooms:</b> 2	<b>School District:</b> Woodmore
<b>Bathrooms:</b> 1	<b>Year Built:</b> 1892
<b>Square Footage:</b> 1,076+/-	<b>Parcel ID:</b> 017- 0499706413000
<b>Acres:</b> 1.04+/-	<b>6 Month Taxes:</b> \$927.48
<b>Garage:</b> Attached	<b>Water:</b> Well
<b>County:</b> Ottawa	<b>Sewer:</b> Septic

**ABOUT THIS PROPERTY**

Gorgeous 1 Acre surrounded by the simplicity of country living. Adorable farmhouse with so many possibilities. Enjoy the efficiency of having the supplemental heat from the newer pellet stove. Convenient location to the Portage River with watersports abound. Perfect for a Bed and Breakfast or cottage. New Well in 2021.

**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. 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.



Karen Rose Auction Company | Serenity Realty  
Karen Rose | Auctioneer | Realtor  
Courtney Wolfe | Relator | Serenity Realty  
419.461.7588  
KarenRoseOhioRealtor@Gmail.com

Karen Rose  
AUCTION COMPANY