

KarenRoseAuction.com

Karen Rose  
AUCTION COMPANY

LIVE ON-SITE  
**REAL ESTATE  
AUCTION**  
RARE OPPORTUNITY  
2 BARN & OUT BUILDING

**OPEN HOUSE**

Sunday, February 13th  
from Noon-3pm



**PROPERTY ADDRESS: 14793 Fostoria Rd | Gibsonburg, OH 43431**  
**AUCTION DATE: Sunday, February 20th at 2pm | Preview & Registration at 1pm**

**HOUSE FEATURES**

<b>Bedrooms: 3</b>	<b>Year Built: 1973</b>
<b>Bathrooms: 2</b>	<b>6 Month Taxes: \$1,123.88</b>
<b>Square Footage: 1,680+/-</b>	<b>Heating: Geothermal</b>
<b>Acres: 2.4+/-</b>	<b>Cooling: Central Air</b>
<b>County: Wood</b>	<b>Foundation: Crawl</b>
<b>Garage: 1 Car Attached, Large Barn &amp; Storage Barn</b>	

**ABOUT THIS PROPERTY**

Rare opportunity to own a gorgeous ranch home on 2.4 Acres in Northeast Wood County! This home has been meticulously maintained and offers newer flooring, roof, hot water heater, geothermal system, windows, granite counter tops, recent enclosed all seasons room, updated seamless steel siding on home and barns, painted and sealed barn roof! Opportunity for additional living space! The barns offer new features such as concrete flooring, doors, etc. Perfect for an at-home business.

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



**Auction Terms & Conditions**

Bidder Registration: All prospective bidders must register to bid. Terms: A \$3,500 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 at Perrysburg 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 & inspections of property records. Any other terms & conditions will be announced day of auction & take precedence over printed materials.



**SERENITY  
REALTY**

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