

KarenRoseAuction.com

Karen Rose  
AUCTION COMPANY

LIVE ON-SITE  
**MINIMUM BID**  
**AUCTION**  
UPDATED KITCHEN  
LOCATED IN A CUL-DE-SAC

**OPEN HOUSE**  
Sunday, February 27th  
from Noon-3pm



**PROPERTY ADDRESS: 2507 Southwood Road | Toledo, OH 43614**  
**ONLINE AUCTION END DATE: Saturday, March 5th at 2pm | Registration at 1pm**

### HOUSE FEATURES

Bedrooms: 2	Year Built: 1927
Bathrooms: 1	Parcel ID: 14-43304
Square Footage: 950+/-	6 Month Taxes: \$816.28
Acres: 0.11+/-	Heating: Forced Air
County: Lucas	Foundation: Full Basement

### ABOUT THIS PROPERTY

**MINIMUM BID \$49,900**

What a charmer! This 2 bedroom home is full of so much charm & character and has an updated kitchen! The master bedroom offers a large walk-in closet. Enjoy a relaxing day on the enclosed front porch, nice fenced yard located on a cul-de-sac.

**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 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.



**SERENITY**  
REALTY

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