

Jackson TWP.
Seneca County, OH

Bonnigson
& Associates

Real Estate Sales ■ Auction Services

House on
0.7 +/- Acre

Aldrich Real Estate Auction



Aldrich Real Estate Auction

AUCTION LOCATION:

7971 W. Twp. Rd. 34 (Dicken Rd.)
Fostoria, Ohio 44830



PROPERTY LOCATION: From Fostoria Take OH-12
North East 7 Miles and Turn Left on CR 5. Follow CR 5 For
1.1 Miles To The Intersection of TR 34. **Watch For Signs!**

LIVE May 4th @ 10:37am



SCAN ME



Bonnigson



BonnigsonA



BonnigsonAssociates



Bonnigson & Associates

Property Preview:

April 16th · 5-6p

April 23rd · 5-6p



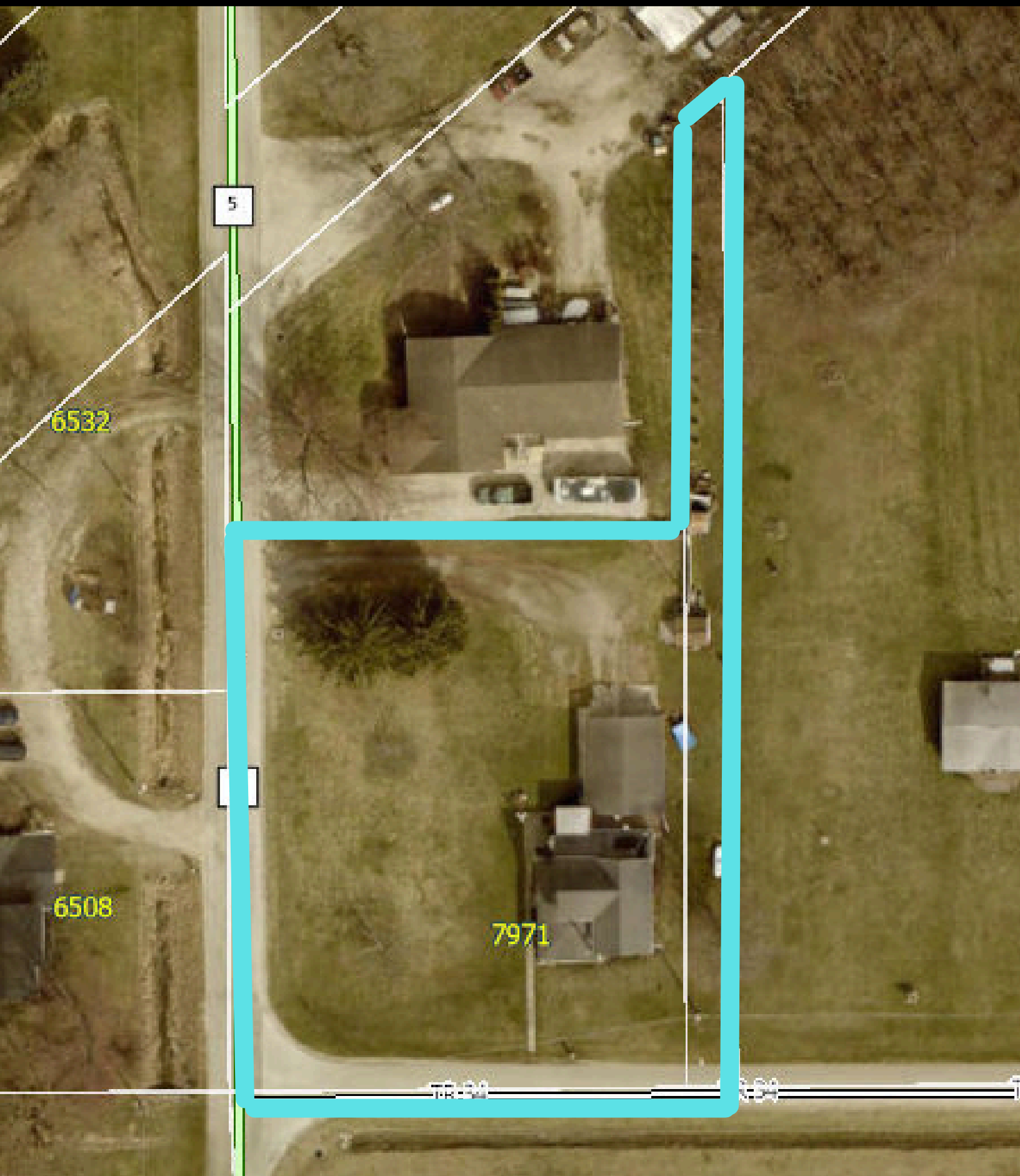
Bonnigson.com

info@bonnigson.com

Bonnigson
& Associates



Aldrich Real Estate Auction



6532

6508

7971

Aldrich Real Estate Auction



7971 W Township Road 34 Fostoria, OH 44830-9409

\$0(Auc)

Living in the country, with this 2 Story, 3 Bedroom, 1 Bathroom home. To be sold at auction on 5/4/2024 @ 10:37 AM. Auction to be held at the property. House / Property features Combination Kitchen, Living Rm., Dining Rm. & Enclosed Porch; 1879 Sq. Ft., Detached 2 Car Garage, 8x10 Shed, Vinyl Siding, Crawl Space, Baseboard & Hot Water Heat, Septic System & Well Water

Auction Terms: Opening Bid will be \$75,000, with a 3% Buyer Premium that will be added to the high bid price to determine the final contract price for real estate. \$5,000 nonrefundable down payment day of sale with the balance due at closing. The sale is not contingent upon buyer securing financing and or any additional contingencies, property sells AS IS". Any required

inspections must be completed prior to bidding. Property sells subject to all articles of record.

Open Houses: Tuesday, April 16 & 23, from 5-6 PM.

Directions: Location: 7971 W Twp. Rd. 34 (Dicken Rd.) Fostoria, OH 44830. Directions: From Fostoria take OH-12 north east 7 miles and turn left on CR 5. Follow CR 5 for 1.1 miles to the intersection of TR 34. Follow Signs.

ML#:20241091	Year Built: 1891	Sewer	Septic Tank
Property Type	Residential	Total # of Rooms	#7
Property Subtype	Single Family	Master Bedroom	12x12 Level: Main
Parcel ID	G25000389160000	2 Bedroom	15x14 Level: 2nd Floor
Beds: 3	Baths 1 (1 0)	3 Bedroom	16x13 Level: 2nd Floor
Waterfront	No	Kitchen	16x13 Level: Main
Approx Square Feet	1879 Public Records	Family Room	19x13 Level: Main
Lot Sq Ft (approx)	30492	Living Room	15x15 Level: Main
	0.7000	Heat System	Baseboard, Hot Water
Price/SqFt	\$	ExteriorConstruction	Vinyl Siding
Cross Street	County Road 5	Roof	Asphalt
County	Seneca	1/2 Year Taxes	\$725.36
Township	Jackson	Extras	Cable, Ceiling Fan,
School System	Lakota		Fireplace:Wood Burn, Kitchen
Parking Features	Detached		Ventilator, Range, Shed/
Style	2 Story		Storage, Storm Windows, Sump
Substructure	Crawl Space		Pump
Water	Well	Home Warranty	No

Presented By: **Kenneth J Bonnigson** Lic: 271835

Primary: 419-355-6024
Secondary: 419-547-7777

E-mail: ken@bonnigson.com
Web Page: <http://www.bonnigsonre.com>

Bonnigson & Associates Broker Lic.: 271835

1570 W McPherson Highway
Clyde, OH 43410
419-547-7777
Fax: 419-547-7744

See our listings online:
<http://www@bonnigson.com>

April 2024

Featured properties may not be listed by the office/agent presenting this brochure.
All data subject to errors, omissions or revisions and is NOT warranted.

Owner: Lenora & the Late Frank Aldrich

Auctioneers: Ken Bonnigson, CAI, Ken Bonnigson, Jr.

Aldrich Real Estate Auction

Lead Paint Disclosure -- Housing Sales

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

☉ Lead Warning Statement ☉

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (initial)

LA (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

LA (b) Records and reports available to the Seller (check one below):

☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT (initial)

____ (c) Purchaser has received copies of all information listed above.
____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
____ (e) Purchaser has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead based paint hazards; or
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (initial)

RB (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

Lenora Aldrich 3-11-2024

Seller

Date

Seller

Date

Ron Bonington

Agent

Date

Agent

Date

Aldrich Real Estate Auction



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 7971 W TR 34, Fostoria, OH

Buyer(s): _____

Seller(s): Lenora Aldrich

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Ken Bonnigson and real estate brokerage Bonnigson Associates will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

☒ represent only the (check one) ☒ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT DATE

BUYER/TENANT DATE

Lenora Aldrich 3-11-2024
SELLER/LANDLORD DATE

SELLER/LANDLORD DATE