

# Public Real Estate Auction!

October 15, 2016 - 10:00 am

Attention Rental Investors – First Time Home Buyers

451 Riverside Dr., Piqua, Ohio 45356

view pictures at [www.lentzauctions.com](http://www.lentzauctions.com) or at [www.weigandtrealstate.com](http://www.weigandtrealstate.com)

*Open House Sunday, September 25 - 1:00 to 3:00 pm*

*or shown by appointment*



## **Property and Auction Location:**

451 Riverside Drive, Piqua, Ohio

**3 Bedroom Home**

**2 Car Garage with Carport**



This 1 ½ story home has the charm and character you would expect being built in 1920 with Approx. 1,144 sq ft of living area with 3 bedrooms and 1 bath. The home is in above average condition with newer updated kitchen, new kitchen cabinets, renovated bathroom & new carpet. The home has gas forced air heat with central air. The property also offers a detached 22' x 20' 2-car garage. Plus a 22' x 12' attached car port.

**Auctioneer's Note** – Plan to attend this Real Estate Auction. It's a great opportunity. This property is turnkey. Immediate Possession! This property would make a great starter home and then turn it into a rental investment property. Or this would be a great property to add to your existing portfolio of rental investment properties. All you have to do is move in. Realtor - we do not CO-OP on Auction Properties.

**Terms** -- The successful bidder will deposit \$2,500 down on the day of sale. There will be a written agreement between buyer and seller on the day of sale. Down payment may be in the form of cash or personal check. Please pre-arrange you're financing. Balance due on delivery of deed within 45 days. Possession at closing. Taxes will be prorated to closing date. Any inspections must be completed prior to auction sale is subject to owner confirmation.

**Agency** – Weigandt Real Estate LTD is exclusive agent of the seller.

**Disclaimer of Warranties** - All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. The property is being sold on an as is where is basis, and no warranty of representation is either expressed or implied concerning this property by the sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections. Not responsible for accidents or theft. Any announcements made day of sale take precedence over printed matter.

**Owners** – Patricia Ann Liddy

**Broker/ Auctioneer** – Jeff Lentz (937) 538-0601 [jeff@lentzauctions.com](mailto:jeff@lentzauctions.com)

**Weigandt Real Estate LTD.  
Lentz Auction and Appraisal Service, LLC**

[www.auctionzip](http://www.auctionzip)

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