

Public Real Estate Auction!

Mr. & Mrs. Jack & Pat Liddy

Saturday, December 12, 2015 - 10:00 am

8443 N. King Arthur Dr., Piqua, Ohio 45356

view pictures at www.lentzauctions.com or at www.weigandtrealstate.com

*Open House Sunday, November 22 - 1:00 to 3:00 pm
or shown by appointment*



Property and Auction Location:

1 mile west of Piqua.

Take St. Rt. 185 West to 8443 N. King Arthur Dr., Piqua
Watch for Weigandt Real Estate Signs

3 Bedroom Home



This property consists of a 3 bedroom, 2 ½ bath home over 1,240 sq. ft. of living area plus a full basement – ½ finished with a full bath. The remaining ½ of basement has tons of storage space plus access to the basement from the inside and outside of home. This home has maintenance free siding, the roof is less than 3 years old and a 2 car garage. Home is located on a beautiful lot with mature trees, and a creek on the backside of the property, a true family home.

Auctioneer's Note – This is an opportunity of a lifetime. Only 1 mile from town and you still have the peaceful tranquility of being in the country. This home is located on a very quiet street. Plan to view this property. This home has been in the Liddy family for several years, they are downsizing and will off this home to be sold at Public Auction at your price. You do not want to miss this great advantage to live in this perfect location.

Terms -- \$5,000 down 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, cashiers or personal check. Please pre-arrange financing. Deposit is non-refundable. Balance due on delivery of deed within 30 days. Possession at closing but not before January 12, 2016. Real estate taxes will be prorated to closing date. Any inspections must be completed prior to auction. Real estate sells subject to owner confirmation.

Agency – Weigandt Real Estate LTD are exclusive agents 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.

Owners – Mr. & Mrs. Jack & Pat Liddy

Broker/ Auctioneer – Jeff Lentz (937) 538-0601 jeff@lentzauctions.com

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

www.lentzauctions.com

Auction Zip #6717

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