

Kent A. Roediger

Real Estate Public Auction!

39.725 acres M/L House and Buildings 2-tracts
New survey in process, will be completed by sale day.

Saturday, December 29th, 2012

10:00 am

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

Open House Sunday, December 9th - 1:00 to 3:00 pm or shown by Appointment



Property and Auction Location:

Auction will be held on site at the home
11111 Pasco Montra Rd, Maplewood, OH 45340

TRACT -1 House buildings and 5.001 acres M/L-This home is located on 5.001 acres a great country setting. This 1 ½ story home consists of 3 bedrooms, 1 bathroom and approximately 2,040 sq. ft. of living area and a cellar type basement, with attached 2 car garage. The roof on the home was replaced within the last 5 years. The property also offers a 32'x80' metal building with a walk in cooler.

Tract- 2 34 .724 acres bare farm land M/L with road frontage on Pasco Montra Rd. and Ft. Loramie Swanders Rd. See all the property details at both www.lentzauctions.com and/or www.weigandtrealstate.com.

Auctioneer's Note – This is a very rare opportunity to be able to buy a home and farmland at your price. **Shown at Open House on Sunday December 9th 2012, or by appointment.**

Terms -- \$10,000 down day of sale per tract. There will be a written agreement between buyer and seller on the day of sale. Down payment may be in the form of cashiers or personal check. Please pre-arrange financing. Deposit is non-refundable. Balance due on delivery of deed within 30 days. Possession at closing. The estate will pay the February 2013 installment of real estate taxes on the entire farm. Any inspections must be completed prior to auction. Tract 1 will sell in its entirety. Tract 2 will sell in its entirety. Tracts 1&2 will not be offered together. The new buyer will be responsible for any CAUV applicable current use valuation CAUV recoupment tax. For more detailed information, please contact Auctioneer Jeff Lentz or view on www.lentzauctions.com or www.weigandtrealstate.com.

Sale order – Tract 1 was appraised for \$75,000 and cannot sell less than 80% of the appraised value
Tract 2 was appraised for \$180,564 and cannot sell less than 80% of the appraised value

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.

Owner – Kent A. Roediger Estate

Administrator for the Estate – Christopher S. Roediger – Shelby County Probate Court Case # 2011-EST-248

Attorney for the Estate – James J. Chrisman – 223 ½ N . Main Ave. Sidney Ohio 45365 937-492-4250

Broker/ Auctioneer – Jeff Lentz. The auctioneer is licensed by, and bonded in favor of, the state of Ohio Department of Agriculture.

Lentz Auction and Appraisal Service, LLC

Weigandt Real Estate LTD.

www.lentzauctions.com

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