

Absolute Public Auction

Real Estate House & Buildings

3 Acres M/L with 1 acre wooded. Great Opportunity!

Saturday, October 8th, 2016 at 12:01 pm Noon

Schieltz Family Auction | Sells to the highest Bidder!

view pictures at www.lentzauctions.com, www.auctionzip.com #6717 or at www.weigandtrealstate.com

Open House Sunday, September 18 - 1:00 to 3:00 pm



Property and Auction Location:

1935 Little York Rd.,
Dayton OH 45414

This home was built in 1947 with Approx. 1,200 sq ft of living area with 3 bedrooms 1 bath. FYI The home will need to be renovated. Situated on 3 acres with over 1 acre wooded.

[Aerial Little York View](#)
[Survey Little York](#)



Auctioneer's Note – This is what we call a 50/ 50 property 50% of you will want to renovate the home and 50% of you will want this beautiful wooded lot to build your new home. Remember 3 acres with over an acre wooded. Great place for children to explore or ride dirt bikes or 4 wheelers in the woods paths already cut out. Awesome property located between Vandalia and North Dayton.

Terms -- The successful bidder will deposit \$5,000 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 your 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.

Agency – Weigandt Real Estate LTD is an 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 – Schieltz Family

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

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

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