

Public Real Estate Auction!

Paul S. & Betty F. Shakro Trust

Saturday, February 20, 2016 - 10:00 am

300 Zimmerman St., New Carlisle

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

***Open House Sunday, January 31 - 1:00 to 3:00 pm
or shown by appointment***



Property and Auction Location:

300 Zimmerman St., New Carlisle, Ohio 45344

Watch for Auction Signs

The property consists of a 3 bedroom brick ranch style home, 2 baths, the home has over 1,053sq.ft. of living area plus a full basement. This home has Maintenance free siding, 1 car garage. Home is located on a nice corner lot with the lot being fenced in, plus part of the backyard also offers a privacy fence. The property sits on a large lot with a double driveway and plenty of room to add on to the existing garage. The home is in excellent move in condition.

Auctioneer's Note – This is an opportunity of a lifetime. A great chance to purchase this home at your price. The Clark County Auditor's office has this property appraised for \$88,260 and the property cannot sell for less than Two Thirds of the appraised value. This is a great time to buy that starter home or rental investment property. Updated kitchen this home is turnkey. Except for some minor cosmetic updates like changing interior paint you can move in immediately. 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, real estate taxes will be prorated to closing date. Any inspections must be completed prior to auction.

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 – Paul S. & Betty F. Shakro Trust, Kathleen M. Carder Trustee

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

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

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