

Real Estate Public Auction!

Attention Deer Hunters – Wildlife Enthusiasts

A great future home site. Great opportunity for horse trail riding.

Farmland Auction 14.2 acres more or less, Approx. 4.5 Tillable, 9 acres Wooded Acreage
Champaign County, St. Paris Ohio, Mt Pleasant-Cemetary Rd.

Saturday, October 10, 2015
10:00 am

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



Property and Auction Location:

Mt. Pleasant-Cemetary Rd., Johnson Township
Champaign County, St. Paris Ohio
Take St. Rt. 235 North of St. Rt. 36, 1 ½ miles to Apple Rd.,
turn right heading East.
Watch for Weigandt Real Estate signs.

Auctioneer's Note – Attention Deer Hunters - wildlife enthusiasts - this property has it all, great deer population and future potential building site with over 9 acres of woodland. These properties are few and far between. Plan to attend this auction. **Feel free to walk and inspect this property, walk into the woods on the north end of the property in between the bean field and the corn field. Please do not walk across the bean field so we do not damage any of the crops for the current renter. Real estate sells subject to owner confirmation.**

Terms -\$10,000 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 cashiers or personal check. Please pre-arrange financing. Deposit is non-refundable. Balance due on delivery of deed within 30 days. Possession of the Woodland at closing, possession of cropland will be when the current renter finalizes harvest for the crops that are currently on the farm for the 2015 crop year. Real estate taxes will be prorated to closing date. Any inspections must be completed prior to auction. Any CAUV recoupment tax will be the responsibility of the new owner.

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 – Tammy Weber-Gilbert 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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