

Clyde & Joyce Thomas

Real Estate Public Auction!

Saturday, August 18, 2012

10:00 am

view pictures at www.lentzauctions.com

Open House Sunday, July 29 - 1:00 to 3:00 pm or shown by Appointment



Property and Auction Location:

Auction will be held on site at the home
4230 St. Rt. 42 NE West Jefferson, OH 43162



LOCATION - LOCATION - LOCATION

Jonathan Alder School District

6 miles west of Plain City

3 miles east of the St. Rt. 42 St. Rt. 29 intersection

This This home is located on approximately 2.72 acres with mature trees a great country setting. This ranch-style home has had meticulous care and is in move-in condition. It consists of 3 bedrooms, 2 bathrooms and approximately 1,248 sq. ft. of living area and a full basement, and a 2 1/2 car garage. The roof on the home was replaced 1 year ago. The also offers a Morton Pole barn with a gravel base floor 48'x42' 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 at your price. This property has had meticulous care the home was built in 1989 and the Pole barn was built in 1992. **Shown at Open House on Sunday July 29, or by appointment.**

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 at closing. Real estate taxes will be prorated to closing date. Any inspections must be completed prior to auction. There is a starting bid of \$110,000 Real estate sells subject to owner confirmation. **The Madison County Auditors tax card appraisal for this property is \$148,030.** For more detailed information, please contact Auctioneer Jeff Lentz or view on www.lentzauctions.com or www.weigandtrealstate.com.

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.

Owners – Clyde and Joyce Thomas.

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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