

# Rosella M. Ware Trust

## Real Estate Public Auction!

### Saturday, August 29, 2015

### 10:00 am

view pictures at [www.lentzauctions.com](http://www.lentzauctions.com) or at [www.weigandtrealstate.com](http://www.weigandtrealstate.com)

*Open House Sunday, August 9 - 1:00 to 3:00 pm*



**Property and Auction Location:**  
Watch for Weigandt Real Estate Signs  
405 N. Main Street, Botkins, OH

**3 Bedroom Brick Ranch Home**



The property consists of a 3 bedroom brick ranch style home 1 ½ baths over 1400 sqft of living area plus a full basement. New paint and carpeting throughout the home. Laundry room on the main level of the home. 2 car garage and the interior of the garage has just been repainted. This home looks very fresh.

**Auctioneer's Note** – This is a great opportunity to purchase a traditional family home in the North end of the village of Botkins. This home is ready for you to move into and prepare for the new school year. With new interior paint and carpeting throughout the home it is ready for the new owners in this great Botkins neighborhood. Property sells subject to owner confirmation.

**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 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** – Rosella M. Ware Trust - Dave & Jack Barhorst Co-Trustees

**Broker/ Auctioneer** – Jeff Lentz (937) 538-0601 [jeff@lentzauctions.com](mailto:jeff@lentzauctions.com)

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

[www.lentzauctions.com](http://www.lentzauctions.com)

Auction Zip #6717

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