

# Real Estate Public Auction!

## Rosella M. Ware Trust Attention Rental Investors

Indian Lake

2 Bedroom Home – 522 Grande Ave, Lakeview, Ohio

**Saturday, October 31, 2015**

**2:00 pm**

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

*Open House Sunday, October 25 - 1:00 to 3:00 pm  
or shown by appointment*



### **Property and Auction Location:**

522 Grande Ave., Lakeview, OH

Watch for Weigandt Real Estate Signs

### **2 Bedroom Home**



The property consists of a 2 bedroom home, 1bath, utility room, maintenance free siding and windows .

**Auctioneer's Note** – Great location please plan to view/ buy this home. Property is vacant and ready to move into or rent.

**Terms** -- \$2,500 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 30 days after 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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