

Rosella M. Ware Trust Real Estate Public Auction!

Indian Lake Property
Saturday, August 22, 2015
10:00 am

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

Open House Sunday, August 9 - 4:00 to 6:00 pm



Property and Auction Location:

11767 Williams Street, Lakeview, Ohio 43331

Take St Rt 235 north out of Lakeview to Pine St turn left to State St turn left to Williams St turn right. Watch for Weigandt Real Estate Signs.



The property consists of a 2 bedroom, 1 bath home, living room, kitchen with new granite counter tops. And new carpeting. The exterior has maintenance free siding and a new roof plus a new Airflo High efficiency gas furnace. The property offers 2 lots as well.

Auctioneer's Note – This is a tremendous opportunity to purchase a lake home in a quiet neighborhood only minutes from Indian Lake. Great chance to live in the home and rent out the adjoining lot. 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

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

www.lentzauctions.com

Auction Zip #6717

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