

Real Estate Public Auction!

Mrs. Helen Wilson – Glen Lytle P.O.A.

Absolute Auction - Sells to the highest bidder

Lake Loramie – 2 Bedroom Lake Home – South Shore Subdivision

12819 Luthman Rd., Minster, Ohio

Saturday, October 17, 2015

10:00 am

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

Open House Sunday, October 4th - 1:00 to 3:00 pm – Or shown by appointment



Property and Auction Location:

12819 Luthman Rd., Minster, Ohio

2 bedroom home, 1 bath, 1 ½ car garage,

Gas forced air heat, central air

Watch for Weigandt Real Estate signs.



Auctioneer's Note –Sells to the highest bidder. Attention handy men if you are looking for that fall project this is the property for you. The owners are disclosing that the home does need a new roof and that the existing roof is leaking. Great opportunity for you to purchase that Lake home at your price no hidden fees no buyer's premium. What you bid is what you pay! There is a \$200.00 annual association fee which includes a common area and a boat dock.

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 – Helen Wilson – Glen Lytle P.O.A.

Broker/ Auctioneer – Jeff Lentz (937) 538-0601 jeff@lentzauctions.com

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

www.lentzauctions.com

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