

Absolute Public Auction Ziegler Family Auction **Sells to the Highest Bidder!**

**Saturday, October 28, 2017
10:00 am**

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

Farmers - Country Enthusiasts
We will sell this property on sight!



Property and Auction Location:
Springcreek-Springtown Rd.
Piqua, OH 45856

Staunton Twp., Miami County
Between Loy Rd. & Peterson Rd.
Miami East School District
20.5 Acres M/L Bare Farmland
Approximately 683' Road Frontage

Ziegler Survey

Auctioneer's Note -- To have the opportunity to purchase vacant Farmland in Miami County at your price is to say the least a very rare opportunity. Please take the time to view this farm Realtors. We do not CO-OP on Auction Properties.

Terms -- The successful bidder will deposit 10% of the purchase price on the 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 cash or personal check. Please pre-arrange you're financing. Balance due on delivery of deed within 45 days. Possession of the tillable acreage will be after the current crop has been harvested for the 2017 crop year. Any CAUV recoupment taxes will be the responsibility of the buyer. Taxes will be prorated to closing date. Any inspections must be completed prior to auction. Down payment may be in the form of cash or personal check. Please pre-arrange you're financing. Balance due on delivery of deed within 30 days. Possession on August 1st or a negotiated time

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. Any announcements made day of sale take precedence over printed matter. Sentation 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. Any announcements made day of sale take precedence over printed matter.

Owner -- Ziegler Family

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

Lentz Auction and Appraisal Service, LLC
Weigandt Real Estate LTD.
www.lentzauctions.com
www.auctionzip.com #6717
Jeff Cell - (937) 538-0601
Office - (800) 803-8213