

# Absolute Real Estate Auction Sells to the Highest Bidder! Investment Property Seger Family

Saturday, June 18, 2011  
10:00 am

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

**Shown By Appointment**



**Property and Auction Location:**

15 South Main Street, Fort Loramie, OH 45845

This real estate consists of a two-story, three bedroom home with one bathroom and approximately 1,300 sq. ft. of living area. This home needs some TLC.

**Auctioneer's Note** – This is a tremendous rental investment opportunity for the entrepreneur. This home will need some renovation. **Shown by appointment.** Sells to the highest bidder.

**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. Shelby County Auditor's appraisal is \$49,770.

**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.

**Owner** – Seger Family.

**Broker/ Auctioneer** – Jeff Lentz

The auctioneer is licensed by, and bonded in favor of, the state of Ohio Department of Agriculture.

**Lentz Auction and Appraisal Service, LLC**

**Weigandt Real Estate LTD.**

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

Auction Zip #6717

(937) 538-0601