

# Kristine Ahrns

## Real Estate Auction

**Saturday, Sept. 10, 2011 @ 10:00 am**

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

**Open House on Sunday, August 21 - 1:00 to 3:00 pm**  
**or shown by Appointment**



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

247 N. Lincoln St., Minster, OH 45865

**IMMEDIATE POSSESSION!** This beautiful ranch-style home has had meticulous care and is in move-in condition. It consists of 4 bedrooms, 1.5 bathrooms and approximately 1,460 sq. ft. of living area. There is a partial basement and an attached 1-car garage. A new roof was installed in 2009 and in 2008, a new hot water boiler, refrigerator, stove and dishwasher were installed. See all the property details at both [www.lentzauctions.com](http://www.lentzauctions.com) and/or [www.weigandtrealstate.com](http://www.weigandtrealstate.com). Check back often for more pictures!

**Auctioneer's Note** – This is a very rare opportunity in the village of Minster to be able to buy a home at your price. This home has had meticulous care and all appliances, window treatments and AC units are included. **Shown at Open House on Sunday, August 21, or by appointment.**

**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. Real estate sells subject to owner confirmation. For more detailed information, please contact Auctioneer Jeff Lentz or view on [www.lentzauctions.com](http://www.lentzauctions.com) or [www.weigandtrealstate.com](http://www.weigandtrealstate.com).

**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.

**Owner** – Kristine Ahrns.

**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

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