

# Absolute Public Auction

Linda R. Anderson Auction

Saturday, November 19, 2016 at 10:00 am

Sells to the highest Bidder!

view pictures at [www.lentzauctions.com](http://www.lentzauctions.com), [www.auctionzip.com](http://www.auctionzip.com) #6717 or at [www.weigandtrealstate.com](http://www.weigandtrealstate.com)

*Attention Deer Hunters – Wildlife Lovers  
Horse & Livestock Enthusiasts*



## **Property and Auction Location:**

Piqua-Troy Rd., Troy, Ohio 45373

Staunton Twp., Miami County

Between Rusk Rd. & Peterson Rd.

**We will sell this property on sight!**

**16.4370 M/L | Approx. 6 Acres Tillable | Approx. 10 Acres Fenced in Pasture | [Anderson Survey](#)**

**Auctioneer's Note** – You really can't put a value on a property like this it's Priceless! In my 30 plus years in the Auction business I can honestly say I have never seen a more beautiful tract of land then this one that we are preparing to sell. I have had the opportunity to walk many farms throughout Miami and Shelby Counties. This property has it all - 6 acre's bare land up on a hill that would make a beautiful potential home site. 10 ACRES rolling hills. A Natural Spring that feeds the creek that runs through the entire property to the GREAT MIAMI RIVER. Hunting – Horseback Riding – ATV RIDING. The opportunities for this property are endless. This is a one of a kind property and it's a once in a lifetime chance to purchase this property. From the end of this property you are Approx. 50' away from the River. In a word this property is AWESOME! This has the recipe for a DEER HAVEN-Water- Woods- Pasture- Gullies. 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 pasture land at closing. Possession of the tillable acreage will be after the current crop has been harvested for the 2016 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. Please contact Jeff Lentz to schedule a time to walk this farm. TRUST me it's worth your time to walk this property.

**Agency** – Weigandt Real Estate LTD is an 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.

**Owners** – Linda R. Anderson

**Broker/ Auctioneer** – Jeff Lentz Cell: (937) 538-0601 [jeff@lentzauctions.com](mailto:jeff@lentzauctions.com)

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

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Office - (800) 803-8213