

Real Estate Public Auction

Winifred C. Branson Estate

Montgomery County/Huber Heights

Great starter home or Investment Property

Thursday, November 2, 2017

6:00 pm

We will sell this property on sight!

view pictures and terms at www.lentzauctions.com

Open House Sunday, October 15 - 1:00 to 3:00 pm



Property and Auction Location:

Auction will be held on site at the home
7150 Harshmanville Rd., Dayton, Ohio

**Great Property on a corner lot. 4 Bedroom ranch, 2 baths, 1 car garage.
Approximately 1,579 sq. ft. of living area. Selling to settle estate.**

Auctioneer's Note – Attention Real Estate Investor's Plan to view this home. 4 Bedroom home, Kitchen, Living room, 2 Baths, Central Air, Gas heat. Attention Realtors we will offer a 3% CO-OP Fee if your bidder is the successful final bidder. You must Pre-register your bidder with the Auctioneer 48 hours prior to the Auction.

Terms -- \$2,500 Deposit must be made by the successful bidder of the purchase price on the day of the auction in form of cash, cashier's check, or personal check. Balance due at closing within 45 Days of auction. If Buyer fails to close per terms of contract, the deposit is non-refundable. **A 10% Buyers Premium will be added to the last bid to establish the final contract price.** Seller will furnish a guaranteed certificate of title at closing. Real Estate Taxes will be pro-rated. Real Estate was appraised for \$89,050 by Montgomery County Auditor's Office. Real Estate can - not sell for less than 2/3 Two Thirds of the appraised value.

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 printer matter.

Executor for the Estate – Regina Cline

Estate of Winifred C. Branson - Montgomery County Probate Number 2016 EST 1567

Attorney for the Estate - James C. Ellis, 131 N. Ludlow St., Dayton, Ohio 45402

Broker/ Auctioneer – Jeff Lentz

Lentz Auction and Appraisal Service, LLC

Weigandt Real Estate LTD.

www.lentzauctions.com

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