

Eric & Alan Guenther Real Estate Public Auction!

Vandalia – Butler School District

Minutes from I-75 Benchwood Rd. EXIT 59

**Saturday, May 19, 2012
10:00 am**

view pictures at www.lentzauctions.com

Open House Sunday, April 29 - 1:00 to 3:00 pm or shown by Appointment



Property and Auction Location:

Auction will be held on site at the home
1755 Little York Rd., Dayton, Ohio 45414

LOCATION LOCATION LOCATION

This home is located in a beautiful neighborhood only minutes away from I-75 and Exit 59. This property has a large lot. With mature trees. Excellent starter family home.

ATTENTION - RENTAL INVESTORS THIS HOME IS TURN KEY MOVE IN CONDITION THIS ONE WILL CASH FLOW AND IS MAINTENCE FREE!

Immediate Possession! This brick ranch-style home has had meticulous care and is in move-in condition. It consists of 3 bedrooms, 1.5 bathrooms and approximately 1,349 sq. ft. of living area. See all the property details at both www.lentzauctions.com and/or www.weigandtrealestate.com.

Auctioneer's Note – This is a very rare opportunity to be able to buy a home at your price. This home has had meticulous care and every room in the home has been repainted ready for you to move in. **Shown at Open House on Sunday, April 29, 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. There is a starting bid of \$65,000 Real estate sells subject to owner confirmation. **The Montgomery Auditors tax card appraisal for this property is \$92,000.** For more detailed information, please contact Auctioneer Jeff Lentz or view on www.lentzauctions.com or www.weigandtrealestate.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.

Owners – Eric & Alan Guenther.

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

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