

**Real Estate Public Auction!**  
**Absolute Auction**  
**Sells to the Highest Bidder**  
**3 Unit Apartment Building - Investment Property**  
**211 Northway St. Mary's Ohio**  
**Saturday, September 19, 2015**

**10:00 am**

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

*Shown by Appointment*



**Property and Auction Location:**

211 Northway, St. Marys, OH

West of the Outdoorsman Fishing & Tackle shop.

Watch for Weigandt Real Estate Signs

The property consists of a 3 unit apartment building which includes 1- 2 bedroom 1 bath unit. And 2- 1 bedroom 1 bath units.

**Auctioneer's Note** – This property sells to the highest bidder at ABSOLUTE AUCTION. This is a great opportunity for you to purchase a rental investment property showing great return in the city of St. Marys.

**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.

**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.

**Owners** – Mr & Mrs Ben Harshbarger

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

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

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

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Auction Zip #6717

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