

Absolute Public Auction

Patricia A. Shiley

Sells to the Highest Bidder!

Saturday, June 28th, 2014

10:00 am

view pictures at www.lentzauctions.com or at www.weigandtrealstate.com

Open House Sunday, June 8th - 1:00 to 3:00 pm



Property and Auction Location:

201 E. South St.
New Knoxville, OH 45871

This home has had meticulous care and is in move-in condition. It consists of a 2 story home with maintenance free siding, 4 bedrooms 3 up and one downstairs, 1.5 bathrooms and approximately 2,044 sq. ft. of living area. Living room, family room and a great kitchen with custom made cabinets. The home offers several amenities that you will not find anywhere a tremendous offering of character in this home. The home offers a huge master bathroom with hot tub and skylight. The property also has a 20'x22' detached 2 car garage and a 8'x'16' storage building.

See all the property details and view pictures at both www.auctionzip.com #6717 or www.weigandtrealstate.com.

Auctioneer's Note – Mrs. Shiley is in the process of relocating out of state and will offer this home to be sold to the highest bidder. Her husband the Late David Shiley worked at the Hoge Lumber Company and used his talents to make the custom kitchen cabinets his talents are seen throughout the home. The home also offers a brand new Gas forced air furnace which was installed in May of 2014 with central air. And a special bonus is the Eaton 800KW backup generator which was installed in 2012.

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 your financing. Balance due on delivery of deed within 30 days. Possession on August 1st or a negotiated time between buyer and seller. Taxes will be prorated to closing date. Any inspections must be completed prior to auction.

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 printed matter.

Owner – Patricia A. Shiley

Broker/ Auctioneer – Jeff Lentz. The auctioneer is licensed by, the state of Ohio Department of Agriculture.

Lentz Auction and Appraisal Service, LLC

Weigandt Real Estate LTD.

www.weigandtrealstate.com

www.auctionzip.com #6717

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