

Real Estate Public Auction!

Indian Lake

2 Bedroom Brick Ranch Home on the Water!

11606 Horseshoe Channel Lakeview, Ohio

Rosella M. Ware Trust

Saturday, October 3, 2015

10:00 am

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

Open House Sunday, September 13 - 1:00 to 3:00 pm



Property and Auction Location:

11606 Horseshow Channel, Lakeview, Ohio 43331

Watch for Weigandt Real Estate Signs.



The property consists of a 2 bedroom brick ranch style home 1 bath plus a Florida room facing the water. Over 1,300 sq ft of living area. 2 car garage. Large utility building and best of all your own boat dock. The home also has gas hot water heat.

Auctioneer's Note –This home was listed for sale this past summer please forget all previously listed prices this home is going to sell at Public Auction!This is a great opportunity to purchase a Lake home on the channel with your own boat dock. **Great location please plan to view/ buy this home.**Property sells subject to owner confirmation.

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 LTDare 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 – Rosella M. Ware Trust - Dave & Jack Barhorst Co-Trustees

Broker/ Auctioneer – Jeff Lentz (937) 538-0601 jeff@lentzauctions.com

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

www.lentzauctions.com

Auction Zip #6717

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