

# Real Estate Public Auction!

**Absolute Auction Sells to the Highest Bidder!**

**Attention Rental Investors**

Indian Lake

2 Bedroom Home - 10724 State St. Lakeview, Ohio

**Rosella M. Ware Trust**

**Saturday, October 3, 2015**

**12:05 pm**

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

***Open House Saturday, September 12 - 1:00 to 3:00 pm***



## **Property and Auction Location:**

10724 State Street, Lakeview, Ohio 43331

Watch for Weigandt Real Estate Signs.



The property consists of a 2 bedroom home, 1bath, utility room, large utility building. Maintenance free siding and windows – Car Port

**Auctioneer's Note** –This home is 2 minutes from the lake. Great location please plan to view/ buy this home. Property sells to the highest bidder! Property is currently renting for \$550.00 per month.

**Terms** -- \$2,500 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 30 days after 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](mailto:jeff@lentzauctions.com)

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

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

Auction Zip #6717

(937) 538-0601