

Real Estate Public Auction!

3 – Real Estate Auctions – 1 Day Investment Properties – Indian Lake

210 Lind, Russells Point, Ohio – 10:00 am

11727 Williams, Lakeview, Ohio – 12:50 pm

19594 Daycol, Lakeview, Ohio – 1:00 pm

Rosella M. Ware Trust

Saturday, October 24, 2015

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

Open House Sunday, October 11th - 1:00 to 3:00 pm

Open House – The home on Lind will be open, that home is vacant.

Jeff will be at the home on Williams for any questions.

The mobile home on Daycol will be shown by appointment only.



210 Lind

11727 Williams

19594 Daycol

Property and Auction Location:

Each auction will be held on site at the address and time for each property.

210 Lind – This property consists of a 2 story, 3 bedroom, 2 bath home. Gas forced air heat. This property needs some TLC perfect for the handyman. New roof, 1,485 sq. ft. living area. 2 minutes from Indian Lake with 4 lots. This property has huge potential.

11727 Williams – This property consists of 2 bedroom, 1 bath home, 624 sq. ft. of living area with a 2 car garage. On a 40' x 100' lot. This property is a rental with a long time renter who would be interested in continuing to rent the home.

19594 Daycol – This property is a Clayton 18' x 65' mobile home on a 40' x 100' lot on a corner very quiet and secluded.

Auctioneer's Note – Please take time to view the Lind property and let your imagination run wild! This property sits directly across from the lake with St. Rt. 366 in between you and the lake set this home up on a 12' basement wall and you will have the best view of the lake. The Williams property would make an awesome rental investment. And the Daycol property rents out for \$550 per month or move the mobile home and you will have a great secluded lot. The Lind and Williams properties sell subject to owner confirmation. Daycol sells ABSOLUTE to the highest bidder!

Terms -- On the Lind St. Property, \$5,000 down day of sale. Williams St. property, \$2,500 down. Daycol property \$1,000 down. 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 – Rosella M. Ware Trust - Dave & Jack Barhorst Co-Trustees

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

**Weigandt Real Estate LTD.
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