

# **KURTZ REAL ESTATE AUCTION**

## **Wed., Nov. 28, 2018 @ 5:07 PM**

### **412 W. Third St., Port Clinton, OH 43452**

### **3 Bedroom Home**

**OPEN HOUSES: Wed, Nov. 7, 14, 21 from 4-5 pm**



**This home has had many improvements within the last 5 years such as roof, windows, enclosed front porch, 10 x 12 storage shed. Kitchen was remodeled sometime as well.**

**Great opportunity so plan to attend or tell a friend!**

Family Room - 18 x 12

Combo Living Room & Dining Room - 25 x 11

Eat-in Kitchen - 17 x 12

Bedroom - 16 x 10

Bedroom - 14 x 10

Bedroom - 14 x 9

**REAL ESTATE TERMS:** Minimum opening bid is \$50,000.00. A 2% Buyer's Premium will be added to the high bid price to determine the final contract price. A NON REFUNDABLE down payment of \$3,000 is required at the close of auction. The payment is to be made by cash or check, with balance paid in full at closing within 30 days or sooner of Auction date. Purchasing this property is NOT contingent upon financing, so make sure you have your financing arranged prior to the Auction, and are capable of paying cash or certified funds at closing. All desired inspections must be made prior to the auction. Property is being sold "AS IS" with NO WARRANTIES expressed or implied by the owners or Realtors. Baker Bonnigson Realty & Auctioneers, Inc. is an agent for the Seller.

**OWNER: MRS. SUZANNE KURTZ**



**WILLIAM BAKER**



MEMBER



**KEN BONNIGSON, CAI**

**OFFICE: 1570 W. McPherson Hwy., Clyde, Ohio 43410 — 419/547-7777**

**www.bakerbonnigson.com — info@bakerbonnigson.com**

Auction day: 419-355-7117 or 419-355-6024

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