TRUST AUCTION

Saturday, November 21, 2026, @ 10 AM

9171 Bentley Road, Bluffton, Ohio 45817

Just south of I75 exit



Winter project!!

This home renovation has started with a metal roof, replacement windows, a well, an electric base, a panel, some pulled wire, and plumbing. ¾ acre lot in Bluffton SD. All materials on site will go with the property. It is an absolute sale; it will sell on the day of sale.

THIS HOME WILL BE OPEN FOR VIEWING
MONDAY NOVEMBER 9, 16 @ 4PM
AND MORNING OF AUCTION AT 9 AM.

TERMS: 10% of the sale price due on the day of sale as earnest money deposit (nonrefundable), with the balance due within 30 days, at which time a Trust Deed and possession will be transferred. Financing must be prearranged! The property is not sold subject to any financing contingencies, including appraisals or other lender requirements. The property is sold in "AS IS" condition; any inspections by buyers must be completed before the sale at the buyers' expense. Matt Walter, Broker, represents only the sellers; no cooperation with other offices will be offered.

Seller reserves the right to reject any and all bids.

Seller: Deborah A Herr Trust, Pat Sadowski
Successor Trustee

Matt Walter Broker / Auctioneer
Kris Gosche Realtor / Auctioneer
901 N. Main St. Findlay, Ohio
419-424-0944

www.walter-auctions.com

90TH ANNIVERSARY

WALTER REAL ESTATE & AUCTIONEERS