▪ Lutz Live Auction ▪

*Real Estate & Chattels*

**Located:** 2mi. North of Attica, Ohio on SR 4 to East TR 104, then east to auction. (15375 E. TR 104)

**▪ Sat., April 26th @ 10am ▪**

5 Acres ▪ Frame Home ▪ Sheds ▪ Pond

Delightful rural (3) BR home w/ 1½ baths & basement. Other rooms include a newer kitchen w/ eating area, living & family rms., mud rm. rear entry. There is a 32’x48’ pole barn. Come out and see this country property at the open house.

**OPEN HOUSE: Thurs., Apr. 10th (5-6pm) & Sun., Apr.13th (2-3pm)**

*Terms: $10,000 Down auction day with balance due on or before May 30, 2025. Taxes: Prorated. Possession: On or before June 10th, 2025. All announcements made auction day take precedence over all printed materials.*

Barbara L. Lutz, Attica, Ohio- Owner

*Douglas E. Walton, Broker, CAI, CES, Auctioneer
Darby Walton & Samuel Baer, Auctioneers & Associates
227 W. Wyandot Ave., Upper Sandusky, OH 43341
Phone: 419.294.0007 ~ Fax: 419.294.0296
Email:* *waltonauctionco@sbcglobal.net* *Website: ucwaltonrealtyandauction.com*