




# 1463 OLD STATE ROAD, COLESVILLE, NY 13904

## 4 BEDROOM, 2 STORY HOUSE & BARN & POND ON 8.2 ACRES

Address: 1463 Old State Road Directions: Approximately 6 ½ miles from NYS Route 7 (Brandywine Highway) or NYS 17, Exit 77, West Windsor, 4 miles on North Road, at North Colesville Church turn left, ½ mile on Old State Road.	Town of Colesville, NY 1 <sup>st</sup> Floor: Kitchen 13-6 x 15-6 Living Room 15 x 15 Bedroom 8-6 x 10 Dining Room 14 x 15-3 Laundry Room 7 x 6-6 Half Bath	County: Broome 2 <sup>nd</sup> Floor: Bedroom 11-6 x 13-4 Bedroom 13-8 x 15-6 Bedroom 11-8 x 9 Full Bath 11-8 x 9 Shuttle to Attic	Zoned: R/AG (Rural/Agricultural District) Exterior: Clapboard Foundation: Laid Stone Walk-out basement Some Aluminum Storms & Screens Fireplace in Living Room Hardwood Maple Floors – 1 <sup>st</sup> & 2 <sup>nd</sup> Floor
Age: Circa 1875 Tax Map #131.02-1-6 Total Assessment: \$ 8,355 Full Value \$ 93,876 Town \$ 195 County: \$ 627 School Taxes: \$ 1,366 Owner: Estate Walter Millard Smith	Barn 30x24 with a 30 x 12 addition Attached Garage 32 x 18 Shed 10 x 8 Heat Type: Oil – FHA 110, 220 Volt 2 Sky Lights & Large Closet in Living Room	9' Ceilings on first Floor 1 <sup>st</sup> Floor Enclosed Front Porch: 17 x 15 1 <sup>st</sup> Floor Open Deck/Porch 2 <sup>nd</sup> Floor Screened Porch 8 x 8 Well & Septic <b>Natural Gas leases have NOT been sold.</b> <b>NOTE: House &amp; Barn show considerable deferred maintenance</b>	
			

**TERMS: 10% BUYER'S PREMIUM.** The opening bid is \$58,000. Downpayment of 10% is due at the conclusion of bidding. The downpayment is non-refundable if buyer is unable to close. The downpayment will be returned if the seller is unable to close. The buyer has 30 calendar days to provide written assurance of financing, thereafter the sales contract is void and deposit is forfeited. Possession upon closing; to be within 60 days after signing contract. The property is sold 'as is' with a Executrix's deed. We guarantee clear and marketable title with no financial encumbrances. We can not be responsible for anything we are not aware of or have not specifically stated. Other conditions may be announced prior to sale of property, which will take precedence over printed material. This auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer.

**AUCTION DATE: SUNDAY, JUNE 22, 2008 1:00 PM**  
**2 OPEN HOUSES: MONDAY, JUNE 9<sup>th</sup> & 16<sup>th</sup>, 2008 5:00 – 7:00 PM OR CALL OUR OFFICE FOR AN APPOINTMENT**  
**OPENING BID: \$ 58,000 – MINIMUM SELLING PRICE**



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CONNELLY REALTY
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 205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593  
♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣  
 FOR MORE INFORMATION: [www.bobconnelly.com](http://www.bobconnelly.com)



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