

# ADVANCE NOTICE – UPCOMING AUCTION

WITH REAL ESTATE & CONTENTS & 2004 CHEVROLET CAVALIER – SUNDAY JUNE 22<sup>nd</sup>

**1463 OLD STATE ROAD, TOWN OF COLESVILLE, NY 13904**

**8.2 Acres with Frontage on Both Sides of the Road and Small Pond**

**Circa 1875 - 4 Bedrooms, 2 Story Farm House with Barn**

**NOTE:** House and barn have considerable deferred maintenance.

**UPSET PRICE \$58,000**

**OPEN HOUSE: MONDAY, JUNE 9<sup>th</sup>, 5-7 PM – AUCTION BY CONNELLY REALTY**

More information, terms, fact sheet and pictures will be on our web site soon.



**DIRECTIONS:** Approximately 6 ½ miles from Route 7 (Brandywine Highway) or NY 17 Exit 77, West Windsor, 4 miles on North Road, at North Colesville Church turn left, ½ mile on Old State Road.

**TERMS FOR ALL 3 AUCTIONS:** 10% Buyer's Premium. All items sold "as is", all sales final. Positive ID (driver's license preferred) to bid, unless known to us. If paying by any other method than cash or assured payment, items may be held until payment clears our bank. Sales tax will be charged unless Tax Exempt number provided.



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