

AUCTION OF 177± ACRES – VILLAGE OF OWEGO, TIOGA COUNTY, NEW YORK
61 PULTZ HILL ROAD, OWEGO, NY
FARM HOUSE – BARN – POND – WOODS
AUCTION: SATURDAY, JUNE 24TH NOON
OPEN HOUSE SATURDAY, JUNE 17TH 10 AM-1 PM OR BY APPOINTMENT
2 Adjoining parcels to be sold as one for the Estate of Mary Niznik

Farm House with beam and plank construction, circa 1840 with an early 20th Century addition, located in the Village of Owego, Town of Owego, County of Tioga, NY; Newark Valley School District. The house has not been occupied during the winter for the past 5 years and needs total restoration.

The parcels are bisected by two paved roads (Pultz Hill and Gaskill) resulting in over 2,500' road frontage.

<u>2005 Taxes:</u>	#1	#2	Totals Combined
Both Zoned Agricultural	79 Katchuk Road House & Land 76± A	61 Pultz Hill Road Land Only 101.24± A	177.24±
Tax Map Numbers:	96.00-2-5	96.00-2-2	
Total Assessments:	\$ 103,000.00	\$ 29,800.00	\$ 160,800.00
Land values:	\$ 57,900.00	\$ 29,800.00	\$ 87,700.00
School Taxes:	\$ 2,590.45	\$ 749.47	\$ 3,339.92
Town & County Taxes:	\$ 1,381.23	\$ 399.62	\$ 1,780.82

Exterior:	Wood	Heat Type:	Oil fired forced hot air
Foundation:	Laid stone and concrete	Septic & Well	Both present by older
Attic:	None	Electricity:	Both 110 and 220
Garage:	None	Owner may help finance:	No
Cellar:	Only under oldest	Outbuildings:	Have electricity
section, not under addition			

Some of the fields are presently being hayed.
The topography is gently rolling land.

There are gas and oil leases on the property that will expire in October 2006. The gas companies want to renew.

<u>First Floor</u>		<u>Second Floor</u>	
Living Room	16' x 12' 8"	Bedroom	11' 6" x 8' 4"
Parlor	10' 9" x 11' 3"	Bedroom	15' 2" x 11' 6"
Kitchen	14' x 19' 9"	Bedroom	14' x 10' 9"
Bedroom	9' 4" x 11' 9"	Bedroom	11' 7" x 9'
Bathroom	4' 10" x 9'	Bedroom	10' 2" x 11' 7"
Laundry Room	9' x 6' 7"	Nursery	11' 6" x 5'
Rear Porch	7' 9" x 25'		
Front Porch	18' 9" x 6' 8"		
Meter Room	6' 9" x 6' 8"		

Barn 34' x 52'
Addition on barn 45' x 24'

Pond approximately 1/4 acre

2 Out-buildings

Timber approximately 40 acres of woods with small amount of marketable timber

Terms: 5% Buyers Premium. The Estate reserves the right to one bid and one bid only. The opening bid \$200,000. A downpayment of 5% 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. Possession upon closing, to be within 60 days after signing contract. The property is sold 'as is' with a Warranty deed. We guarantee clear and marketable title with no 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 that will take precedence over printed material. This auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker, as agent for the seller only, not the buyer.

Information about the community is available on the [Tioga County Economic Development & Planning](http://www.developtioga.com/) website at <http://www.developtioga.com/>

Directions: I-87 (NY 17) exit 64, to NYS Route 38 north approximately 8 miles, right onto Gaskill Road, 500 feet to left onto Pultz Hill Road, look for auction sign. A map with driving directions is available online at <http://tinyurl.com/q6jxb>