

**65 HOUDLUM HILL ROAD, BINGHAMTON, NY 13901 AUCTION SATURDAY, JUNE 28, 2014 AT 12-NOON**  
**OPEN HOUSE – SATURDAY, JUNE 14<sup>th</sup> 10 AM TO 2 PM**  
**2 BEDROOM 2-STORY VICTORIAN HOME ON 14.86 ACRES - SELLING WITH ALL GAS & MINERAL RIGHTS**  
**UPSET PRICE \$159,000 – THE MINIMUM SELLING PRICE**

Directions: RT 11 north (towards Castle Creek), turn east on Brooks road and follow signs.

Tax #065.00-1-11  
 Town of Chenango  
 Broome County  
 Lot – Irregular shape – 14.86 Acres 377.5' ± Front; 1705.75' ± W;  
 Rear 376.76' ± ; 1728.95' ± E  
 House circa 1900  
 Vinyl Siding  
 Well & Septic  
 Fuel: Electricity  
 Heat system: Thermal Storage Units  
 Electric Hot Water  
 Zoned 240 - Rural residential

**First Floor:**

Living Room	18 x 14
Kitchen	14 x 11
Laundry	8 x 10
½ Bath in Laundry	
Fireplace in living & dining area (the fireplace is open on 2 sides)	
Enclosed Sun Porch	14 x 8
Open deck	20 x 25
Laid stone patio w water fall	10 x 20

**Second Floor**

Master BR	16 x 14
Bedroom 2	11 x 9

Bath 12x 8

**Basement** Full, block

School: Whitney Point  
 Total Assessment \$81,800 (full value \$123,472)  
 Land Assessment \$26,900

**Outbuildings:**

1. Garage 17 x 17
2. Hay Shed 12 x 14
3. Horse Barn 32 x 10, 4-Stall with fenced-in horse paddock
4. Storage Shed 10 x 16, looks like a child's Victorian playhouse

**Tax:** T&C \$1,171  
 School: \$1,698  
 Total = \$2,870

**Appliances** sold with property – all 'as is": Side by side refrigerator, microwave and oven, electric cook top and dishwasher

**Extras:** Enclosed Sun Porch, Laid stone patio with waterfall

**Floors:** Living Room carpeted; 2nd Floor Laminated Bamboo; 2<sup>nd</sup> Bath Room Ceramic

**TERMS: 10% BUYER'S PREMIUM.** The opening bid is \$159,000. 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. 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 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. Auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer.



**Connelly Realty - Auctioneer: Bob Connelly**

**205 State Street - Binghamton, NY 13901 (607) 722-9593 – Call to preview property**  
**www.bobconnelly.com**

**For more information & Pictures: www.AuctionZip.com – auctioneer #1162**