

ON-SITE AUCTION

HEAVY EQUIPMENT, TOOLS, MOTOR CYCLES and REAL ESTATE AUCTION

Friday, July 15th 6 PM (Preview 5 PM)

4264 Gregory Road, Conklin, NY 13748

DIRECTIONS: 7 Miles from Conklin Avenue (Binghamton, NY) turn on Burr Ave to Pierce Creek Road to Gregory Road. From I-81 take Exit 1, west over river, left on NYS Route 7, 500' turn right onto Conklin Forks Road, approximately 4½ miles to Gregory Road. Watch for Auction Arrows.

NOTE: The following is a partial listing. There are 100's of hand tools and miscellaneous items. The items are from 4 Estates and all will be sold without reserve. 1989 Komatsu D31S-17 with Front End Loader; 2002 Massey Ferguson 1240, 373 hours, with 2400 Rhino Front End Loader and a Bush Hog Backhoe 665 H, excellent condition; ATV Suzuki QuadRacer with a Katana 600 cc Motor; Honda Floor Polisher, Propane 13 HP; Globe Commercial Meat Slicer; Kawasaki Dirt Bike, as is.

TOOLS INCLUDE: Constart Machine Co. 16" Commercial Table Saw; Dewalt 12" Radial Arm Saw; Commercial Shop Vac; Industrial Manufacture 15" Wood Planer, 220V; HDC Floor Model Drill Press; Power Nailer; Stanley #386 Jointer Gauge Pat. 4-1-13 with Plane; Beaver 10" Table Saw; 2 Deep Throat Jig Saws; KST 6" Jointer, 220V; Table Model Belt and Disk Sander; Machinist Tool Cabinet; Mortise Tool; Wooden Parallel Clamps; Battery Chargers; Large Delta Rockwell Adjustable Speed Wood Lathe; Dovetail Cutter; Key Cutting Machine and Key Blanks; Rockwell Chop Saw; Anvil; Rockwell Sander and Grinder; ½ HP Tool Grinder; Craftsman Table Router; Craftsman 12" Band Saw; Sears 220V Air Compressor with 20 Gallon Tank; 15 Gallon Air Tank; Two 275 Gallon Oil Tanks; 20 HP Craftsman LT2000 Tractor with 42" Mower; 18 HP 42" Cut Powr Kraft Riding Lawn Mower; 4.5 HP Lawn Mower; Pickup Truck Cap; Miller Electric Welder; Ram Set; 2 Floor Jacks; 2 Circular Saws; 4000 Watt Generator; Bosch Rotary Hammer; Bosch Circular Saw; Reddy Heater; 7" Makita Grinder; Makita Sawzall/Reciprocating Saw; Milwaukee ¾" Air Gun; Stihl Gas Trimmer/Weed Wacker; Jonsered Chainsaw; Acetylene Tanks & Gauges; Ladders; RR Jack; Car Ramps; Rotary Parts Bin; Craftsman 2 HP Air Compressor with 33 Gallon Tank, 120V; 6' Level; Remington Electric Chain Saw; Poulan Gas Chain Saw; 6.5 HP John Deere Lawn Mower; Floor Jack; Ryobi 10" Chop Saw; Ryobi Gas Weed Wacker; Electric Homelite Pole Hedge Trimmer; Rotozip Saw; Porter Cable Sawzall; 2 Circular Saws; Oak Machinist's Box; Metal Machinist's Box. Craftsman items in excellent condition and most with original boxes include 9" Table Saw with 4" Jointer; 6' Belt & 9" Disk Sander; Router; 15 ½ " HD Floor Drill Press; Laser Trac; ½ HP Pedestal Tool Grinder; 3" Belt Sander; 10" Radial Arm Saw; 3¼ " Power Planer; Scroll Saw; 18V Cordless Drill; 2 Vibrating Sanders. 4' High Heavy Safe; Shop Vac, Craftsman Tool Cabinet and Many Yard Tools; Liftstyle Treadmill.

MOTORCYCLES: 2002 Yamaha YZ250; 2007 Yamaha YZ85; 1985 Yamaha FJ1180 with 22,200 miles. All in Very Good to Excellent Condition.

TERMS FOR ALL AUCTIONS: 10% Buyer's Premium. All items sold "as is", no refunds, no returns. Positive ID (driver's license preferred) required 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. Visa, Master Card and Discover accepted. Phone and absentee bidder must be pre-registered – use the 'bid form' on our website to register.



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www.bobconnelly.com OR AuctionZip.com #1162 for more pictures

REAL ESTATE TO BE AUCTIONED, FRIDAY, JULY 15, 2011 AT 7 PM
2003 CUSTOM RANCH STYLE HOUSE, W 2 BEDROOMS & 44' x 42' POLE BARN
4264 GREGORY ROAD, CONKLIN, NY 13748

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Tax #209.04-2-7.11 4.756 ± ACRES Sq Ft = 1288 Well & Septic	School: Susquehanna Valley CSD Town: Conklin, NY 13746 County: Broome (Binghamton mailing address: 13903)	Ranch w Great Room inc. LR, DR and Kitchen, 2 Bedrooms, 2 ½ Baths and 44' x 42' Heated Pole Barn. 100' Frontage, East 747', Irregular West side, Rear 287'
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1st Floor Great Room 27 x 19 includes kitchen, dining area and living room Master Bedroom 11 x 20 Master Bath 8 x 8 Bedroom 11-6 x 11 Laundry Room 11-6 x 6-6 Full basement 28 x 44	Oak floors and carpet, Aluminum Storm & Screens, Vinyl Siding Full walkout basement with half bath; partially finished; water softener Heat: Oil Fired Hot water baseboard, 110/220 Service with Breakers Appliances stay: Refrigerator, Stove, Dish Washer, Washer & Dryer Large Pole Barn w 12 x 12 overhead door, insulated, sheet rock walls, oil furnace Snake Creek rear property line , field stone wall east property line & partial on west Panorama view of the valley; partially black top driveway; Zoned Rural Res (240) Clean and ready to move in with NO deferred maintenance.
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Assessments & Taxes:
Assessment \$75,000
\$108,696 FMV
\$15,000 Land
School Tax \$ 2,081
County Tax \$ 778
Town Tax \$ 314
Total Tax \$ 3,173



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$99,000. 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. Seller retains all underground mineral and gas rights. 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.

AUCTION DATE: FRIDAY, JULY 15, 2011 – 7 PM
OPEN HOUSE: JULY 6, 2011 5-7 PM OR BY APPOINTMENT
OPENING BID: \$ 99,000



♣♣♣ **CONNELLY REALTY** ♣♣♣
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