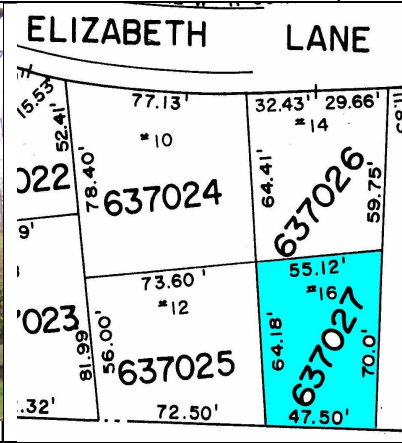


16 ELISABETH LANE, BINGHAMTON, NY 13903

TO BE AUCTIONED, SUNDAY DECEMBER 10, 2006 AT 2 PM

Address: 16 Elisabeth Lane Owner: Estate of Iva L. Kellam	City of Binghamton County of Broome, NY	Zone: Residential School District: Binghamton	Type: 2-story Townhouse Tax Map #106-0037-027
Direction: Turn off Conklin Ave. onto Mill St, 10 th right-hand turn onto Seneca St, 1 st right turn onto Elisabeth. Watch for Auction Signs.	1st Floor: Living Room 23.4 x 13 Dining Room 10 x 13 Kitchen 15 x 9.6 Laundry 5 x 6 Utility 5 x 5 Half Bath Screened in Sun room	2nd Floor: Master BR 17.6 x 12 with walk-in closet and master bath and private porch Bedroom 12 x 13 Bedroom 12 x 11 Full Bath	Assessments: \$55,000 Land \$12,000 School Tax \$1,029.60 County Tax \$ 365.04 City Tax \$ 693.39 Total Tax: \$2,088.03 Lot Size: 55' x 70' ± Irregular (N 55.12 / E 70.0 / S 47.5 / W 64.18) Built 1984, 1,718 Sq. Feet ±
Young couple interest in selling ASAP, they have new jobs in SC. The kitchen needs remodeling,		Exterior: Wood & Stucco Foundation: Concrete slab Garage: Car Port #3 Heat: Gas & Electric All City Services Fireplace Appliances stay including washer & dryer Private wooded corner lot	



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$22,000. 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 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.

AUCTION DATE: SUNDAY, DECEMBER 10, 2006 – 2 PM
OPEN HOUSE: SUNDAY, DECEMBER 3, 2006 – 1 - 3 PM OR BY APPOINTMENT
OPENING BID: \$ 22,000



♣♣♣
CONNELLY REALTY
♣♣♣

205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593
 ♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣
 VISIT OUR WEBSITE: www.bobconnelly.com

