

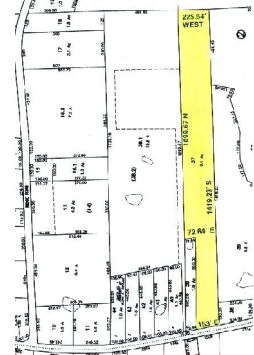


965 TRACY CREEK ROAD, VESTAL, NY ♣ 4 BEDROOM, CIRCA 1796

Address: 965 Tracy Creek Rd		Town: Vestal, NY		Zone: RR (Rural Residential)		Type: 1 Family		
Directions: NY-17 (I-86), Exit 66, 434 E to Arlington Rd, 200' to Tracy Creek			Owners: Rodney & Barbara Kipp		County: Broome		Phone: (607) 722-9593	
			Lot: 9.1 Acres – irregular shape		School District: Vestal		Tax Map: #204.02.2.32	
Assessments: \$2,900/ Land \$600 100% Assessment = \$161,530		Age: 1796, w 1860's addition		Heat Types: Airtight wood stove and oil forced hot air		110/220 Volt – breakers		
Sch. Tax: 1279.43		Exterior: Vinyl Siding		Possession: Closing		100' deep well		
T&C Tax: 652.09		Foundation: Stone & block		Owner may help Finance: No		Hot water heater 2 yrs old		
Total Tax: 1,931.52		Garage: 4-Car, Block w 220V concrete floor & airtight stove		Appliances included w auction		Aluminum storm & screens Pine plank floor (not in DR)		
First Floor: Living room 15 x 13.6 Dining room 15 x 12.6 Kitchen 15 x 7 Bedroom 10.10 x 7.2 Bedroom 15 x 7 Utility/laundry 9.9 x 5 Bath 5 x 7.6		Second Floor: Bedroom 14.5 x 11 Bedroom 7.2 x 10.10 Nursery 5.2 x 7.6 Out Buildings: Garage – concrete block 40 x 24 Wood barn 16 x 16 w shed 10 x 16 Metal pole shed 17 x 30 Wood storage building 8 x 16						

4-Car Garage



Terms: No buyer's premium. The opening bid \$ 100,000. Downpayment of 4% 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. This auction is conducted by *Connelly Realty*, Robert J. Connolly, Broker, as agent for the seller only, and not the buyer.

AUCTION DATE: SATURDAY, AUGUST 13, 2005 – 12:00 - NOON

TO PREVIEW: CALL FOR APPOINTMENT (ONLY FOR REAL ESTATE – NOT PERSONAL PROPERTY)

OPENING BID: \$ 100,000 – OWNERS RESERVES THE RIGHT TO ONE BID AND ONE BID ONLY



♣♣♣ **CONNELLY REALTY** ♣♣♣

205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593

♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣

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