

ON-SITE AUCTION WITH REAL ESTATE

874 Wyncoop Creek Rd, Chemung, NY
 Wednesday, January 24th – 6 PM (Preview 5)



DIRECTIONS: NYS 17 (I-86) to Exit 59 Chemung, at exit north on Wyncoop Creed Road approximately 2 miles, property is on the left. Look for auction signs.

AUCTIONEER'S NOTE: Mrs. Bangs has moved and we will be selling everything in the house as well as the real estate. **10% Buyer's Premium.**

APPLIANCES: Whirlpool Washer & Electric Dryer; Amana Refrigerator w Bottom Freezer; Microwave; 29" Color TV, Computer. **FURNITURE:** Eastlake Marble Top Table; Swing Rocker; Mahogany Vanity & Matching Dresser; 2 Bookcases; 2 Maple Dressers; 3-Section Mahogany Stacking Bookcase; Victorian Cottage Chest; Oak Side Table; King Size Bed; Sofa; Electric Lift Chair; Recliner; End Tables; Kitchen Table and Chairs, Etc. **MISCELLANEOUS AND ACCESSORIES:** Quilt; Golf Clubs; Assorted Glassware & China including Fenton and Hull; Pool Table; Kerosene Heater; 2 Air Conditioners; Dehumidifier and the Proverbial Smalls.

REAL ESTATE TO BE AUCTIONED, WEDNESDAY JANUARY 24, 2007 AT 7 PM 2 ADJOINING PARCELS TO BE SOLD FOR ONE MONEY

Tax #123.00-1-30 (house) Tax #123.00-1-31 (garage)	School: Unatego County & Town - Chemung	Ranch w 3 Bedrooms & detached 2 car garage, lots app. 300' F x 180' D = 1.2 Acre
1 st Floor Living Room 22.7 x 13.6 Kitchen 17.8 x 13.6 Bedroom 14.4 x 13.6 Bedroom 11.10 x 10 Bedroom 14.3 x 11 Bath 10.1 x 6.9 Storage Room 11.7 x 7.7 2 Car Garage – 24' x 26'	Carpeted Floors with Plastered Walls & Ceilings Basement: Paneled Recreation Room 13 x 36 and Game Room 13 x 16 Car Port Attached – 19.8 x 12 with Concrete Base Full basement with Concrete Block & Poured concrete Heat: Oil Fired Hot Air; Electric Hot Water Heater 110/220 Service with Breakers Composition Siding, Aluminum Storms and Screens, Windows and Doors Clean and ready to move in with NO deferred maintenance.	
Combined Assessments & Taxes: \$ 45,000.00 School Tax \$ 1,040.52 County Tax \$ 797.92 Town Tax \$ 625.38 Total Tax \$ 2,463.82		

TERMS: 10% BUYER'S PREMIUM. The opening bid is \$50,000. 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: WEDNESDAY, JANUARY 24, 2007 – 7 PM
VIEW HOUSE: BY APPOINTMENT
OPENING BID: \$ 50,000



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