

5 PARCELS OF REAL ESTATE TO BE AUCTIONED

SATURDAY JUNE 9th AT 12 NOON

#1 – 15± A Upset \$245,000 Tillable land w 24' frontage on 17C, property was a potato farm. Tax map # and accessed value TBD.		
#2 – 7.6 A Upset \$90,000 Tax #7.14-1-3, Empire Zone, Accessed Value \$760. 309' frontage on 17C, lot has mineable gravel.		
#3 – 4.02± A Upset \$265,000, Empire Zone, Tax map # and accessed value TBD. House, circa 1970 Ranch, handicap accessible, wraparound 10'x 36' porch, poured concrete foundation & driveways, deep well, septic, electric heat, vinyl siding, aluminum storm & screens, 110-220 V.		
1st Floor	Full Bath 7x10 Kitchen 10x10 Dinning Area 10x10 Living Room 14x17 Den 8x11	Lower Level: Walkout basement Full bath 6x7 Office 34x19 Laundry room 12 x 22 Garage 14x24
Outbuildings: Large pole barn with finished interior, 80x50 with a 16x33 green house addition. The building has 3 overhead doors: 12x21, 10x10 & 10x8, concrete floor, metal siding & roof		Pole shed 100x30 with concrete floor, metal siding and roof.
Pump house 8x12 and metal Quonset building in poor condition.		
#4 – 40± A Upset \$410,000, Empire Zone, Total 687' frontage on Ellistown Rd & total 1200' frontage on 17C. Gravel has been removed, creek runs across property. Tax map # and accessed value TBD.		
#5 – 18 A Upset \$82,000, Tax # 167.06-1-8, Accessed Value \$1,350. Wooded lot with creek running across the lot, 1038' frontage on South Tallmadge Hill Road		
#6 – ALL ABOVE PROPERTIES WILL BE OFFERED AS AGGREGATE		

358 ROUTE 17C, WAVERLY, NY



TERMS: 10% BUYER'S PREMIUM. The opening as stated above. 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 and deposit is forfeited. Possession upon closing, to be within 60 days after signing contract. The property is sold 'as is' with an Executrix's 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.

OPEN HOUSE TO VIEW REAL ESTATE ONLY: SATURDAY, JUNE 2, 2007 10 AM TO 2 PM



*** REAL ESTATE AUCTION CONDUCTED BY CONNELLY REALTY ***



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