



Wood Ya Believe: 1974 Lincoln Continental, running, sold as is, stored in a barn for 5 years.

REAL ESTATE AND PERSONAL PROPERTY

FRIDAY, JUNE 29th 6 PM (PREVIEW 5 PM)

442 GRAND AVENUE, JOHNSON CITY, NY

OPEN HOUSE FOR REAL ESTATE ONLY - THURSDAY, JUNE 21, 2012 5:00 – 7:00 PM



Children's Dishes including Royal Doulton Bunnykins, Set of Dishes - Wade Quack Quacks By Robert Barlow; Old Violin; Old Linens; Camel Saddle; Glass Ware including Castor Set, Shawnee, McCoy and Redwing Pottery; Lady's Oak Writing Desk; Washstand; Bamboo Book Shelf; 2 Cash Registers; Breakfront; Walnut Whatnot, ETC.



See AuctionZip.com, Auctioneer #1162 to see more pictures



Bob & Sallie Connelly
 Antiques • Auctions • Appraisals
 205 State Street Binghamton, New York 13901
 (607) 722-9593



442 GRAND AVENUE, JOHNSON CITY, NY
REAL ESTATE TO BE AUCTIONED, FRIDAY, JUNE 29, 2012 AT 7 PM
2 BEDROOMS, 2 BATHS, DETACHED GARAGE ON 40' x 120' LOT

Tax #143.713-7 40' Front x 120' Deep All City Services	School: Johnson City Town: Union County: Broome	In the 2011 flood the basement was flooded but the water did not reach the 1st floor. Flood insurance (\$100,000 & \$40,000 contents) is \$347.
1st Floor Kitchen 11x11 Mud room 7.5 x 11 Laundry/bathroom 10x10 Dining room 11x13 Living room 12x21 2nd Floor Master bedroom 12x18 2 nd Bedroom 10x11 Bathroom 10x6	Detached Garage 12x18 Fenced Dog Run 7x12 Scuttle to attic Full walkout basement Vinyl Siding Wall to wall carpeting Aluminum Storm & Screen Brand New: Furnace, Central Air, Hot Water Heater & Electrical Service	
Assessments & Taxes: Assessment \$76,289 Land \$8,511 School Tax \$ 1,811 Village Tax \$ 1,110 County Tax \$ 715 Total Tax \$ 3,636 ?		



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$35,000. 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. 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, JUNE 29, 2012 7:00 PM
OPEN HOUSE: THURSDAY, JUNE 21, 2012 5:00 – 7:00 PM OR CALL FOR APPOINTMENT
OPENING BID: \$ 35,000 – THE MINIMUM SELLING PRICE



♣♣♣ CONNELLY REALTY ♣♣♣
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 ♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣
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