

3267 HANCE ROAD, TOWN OF BINGHAMTON, NY 13903

AUCTION SATURDAY, NOVEMBER 23, 2013 AT 10 AM

OFF PENNSYLVANIA AVENUE, 4 MILES SOUTH OF THE CITY LINE, 6.4 ACRES
WITH 500 FOOT FRONTAGE, NO IMPROVEMENTS – SELLING WITH ALL MINERAL & GAS RIGHTS.

Tax Map # 208.03-1-14

Full Assessment \$23,122



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$15,000. 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.

661 CHENANGO STREET, PORT DICKINSON, NY 13901

AUCTION SATURDAY, NOVEMBER 23, 2013 AT 12-NOON

4 BEDROOM 2-STORY BRICK ON LARGE LOT – 1.1 ACRES

UPSET PRICE \$98,000 – THE MINIMUM SELLING PRICE

Tax #144.27-1-1
Village of Port Dickinson
Town of Dickinson
Broome County
Lot - Irregular shape 78.5' Front x 549'
N x
492' S x 100' rear (at river
edge)
Public sewer & water
Municipal gas & elect
Gas fired boiler, baseboard hot water
heat
Zoned 210 – 1 Family

First Floor:
Living Room 28.8x14 with
fireplace
Dining Room 14.8 x 10.5 with
pocket doors
Kitchen 13.7x12.3
Laundry 9.6 x 5.7 with gas
hookup

½ Bath 3.8 x 5.7
Florida Room 15.2 x 8.5 fully
enclosed with storm & screens

Second Floor
Master BR 13.5 x 18.2
Master Bath 5.4 x 5.7
Bedroom 2 12.6 x 13
Bedroom 3 10.7 x 13.4
Bedroom 4 7.8 x 15.3
Bath 5.7 x 6.4

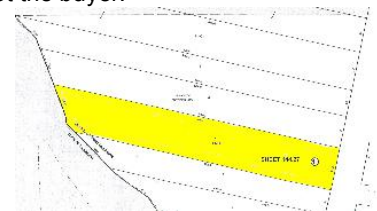
Attic
Walkup attic – full size with insulated
floor
Walkout basement with older style rec
room, bar and faux fireplace
Brick sided, aluminum storm & screens
School: Chenango Valley
Total Assessment \$95,000
(full value \$146,154)

Land Assessment \$29,900 (full value
\$46,000)
Tax: T&C \$1,085.15
Tax: CV School \$2,200.30
Tax: Village \$713.76
Tax: Total = \$3,999.21

Appliances sold with property: Oven,
refrigerator, gas cook top range with
exhaust fan, dishwasher. All are sold
"as is."

EXTRAS:
Hardwood floors under living room
carpet and in bedrooms
Master bedroom has cedar lined closet
Smoke & carbon monoxide detectors
Leaded glass windows in living room
New 40 gallon hot water heater
Roof 2 years old

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Connelly Realty

Auctioneer: Bob Connelly

205 State Street - Binghamton, NY 13901 (607) 722-9593 – Call to preview property

www.bobconnelly.com