

# REAL ESTATE AUCTION

**Date:** Saturday November 04, 2023 at 1:00pm

**Location:** 41 Hartly Road Hartly, DE 19953

Call today for additional information or your private showing



This adorable home is just what you have been waiting for if you are looking for a 3BR 1BA Two-story Cape Cod on .37 acres. Home has county sewer, deep well, hardwood floors, fireplace in the family room.

All appliance and window dressings are included. Enjoy the yard from your 12 X 22 wooden deck.

Got toys? Perfect! This home has a 3 car – 24 X 36 unattached garage with wood stove heat plus a 12 X 24 carport.

Home can be accessed from the front (Hartly Road) or the back.

This home feels like it is 'in the country' but it's only a short walk to post office, general store etc. And, it's only 10 minutes drive to Dover.

The home is ready to move in but, if you choose to update, you can make it your own with minimal effort.

**Real Estate Terms:** Purchaser shall pay \$15,000.00 dollars down payment the day of auction with cash or certified check made payable to Green Gavel Auction, LLC.

The balance to be paid within 30 days.

Purchaser and seller shall pay the Delaware State Realty Transfer Tax and other transfer fees. If the above terms are not complied with, the down payment shall be forfeited. Seller reserves the right to accept or reject any and all bids; it is the intent of the seller to sell said property. This property is being sold "as-is and where is" with no guarantees or implied warranty.

**Green Gavel Auction** LLC



Ben Twilley, Auctioneer

302-734-2432



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