

# REAL ESTATE AUCTION

**Date:** Friday September 8, 2017

Rain or Shine Auction

Sold at 10:00 am

**Location:** 758 Sophers Row  
Magnolia, DE 19962



3.4 Acres



Call Today For Your Private Showing  
(302) 734-2432

Map # 8-00-11300-02-3101-00001

Deed BVP IS 0024 0183 F 0021 0477

Tax ID 88182 Parcel ID 82016

 **REAL ESTATE**  
at 10:00 am

**Real Estate Terms:** Purchaser shall pay \$10,000.00 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 fee. If the above term 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

Looking for an older home with lots of history and character?

This great single family home was built in 1880 and has everything you are looking for.

Sits proudly on 3.4 +/- acres of ground surrounded by mature trees and landscaping. Lots of road frontage.

At 1,950 sq ft it contains 3 bedrooms and 1 bath.

Sun room type porch.

New hot-water boiler system, Fireplace.

Nice 2-bay pole barn garage. Separate storage shed.

Partially chain link fenced yard.

So much potential in this great turn-of-the-century home!!!

**Green Gavel Auction, LLC**  
 Ben Twilley, Auctioneer  
302-734-2432



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It Pays To Go **Green** With **Green Gavel** A Full Service Auction Company