

Rain or Shine Auction

REAL ESTATE AUCTION

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

Date: Saturday **September 22, 2018**

Sold at 11:00 am

Location: 115 W. Front St. Frederica, DE 19946



**GREAT INVESTMENT
PROPERTY !**



REAL ESTATE

at 11 am

This 3 Bed Room 2 Bath sweet gem has been so tastefully remodeled you won't believe your eyes when you walk in! Large living room with electric, remote-controlled fireplace. Large dining area adjoins the kitchen but is separated with a roomy breakfast bar. Stainless stove, refrigerator and dishwasher. Two bathrooms (fully remodeled) one upstairs and one down. First floor washer and dryer hook-ups in their own laundry room. Two out buildings, one with its own basement. All this sits on a larger than average lot. This one is turn-key! Whether you are looking for a beautiful place to call home or a great investment property, you have to check this out!

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 45 days.

Purchaser and seller shall pay the Delaware State Realty Transfer Tax and other transfer fee. 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

Three Additional Building Lots

In addition to this great home, Green Gavel Auction will also be offering at auction—three vacant building lots in Frederica, DE. One building lot is accessible from Agnes Street and is .81 acres. Another is at 8 David Street which is .65 acres. These two lots back up to each other and could make one very large lot. The third lot, 102A Hillside Ave. is .08 acres.

All three lots will be offered as separate lots. Terms for building lots: Purchaser shall pay \$5,000 down payment the day of the auction with cash or certified check made payable to Green Gavel Auction, LLC. The balance to be paid at settlement within 45 days. Purchaser and Seller shall pay the DE State Realty Transfer Tax and other transfer fees. If the above terms are not complied with, the down payment shall be forfeited.

Green Gavel Auction, LLC



Ben Twilley, Auctioneer

302-734-2432



www.GreenGavelAuction.com

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