

TERMS AND CONDITIONS OF SALE
REAL PROPERTY LOCATED AT
4513 EAST RAILROAD AVENUE, TOWN OF STOCKTON,
COUNTY OF CHAUTAUQUA, STATE OF NEW YORK,
IDENTIFIED AS TAX PARCEL: SECTION 214.12 BLOCK 1 LOT 35
WILL BE OFFERED FOR SALE AT PUBLIC AUCTION
ON THURSDAY, SEPTEMBER 13, 2018. BIDDING TO BEGIN AT 6:00 PM

The auction will be held on location at the property.

Preview 2 hours prior to auction or by appointment

Auction Parcel:

Approximate 69'x 247' lot with a two-story home with detached one car garage.

(1.) This property is being offered for sale "AS IS, WHERE IS", with no guarantees or warranties of any sort, either actual or implied, including but not limited to the existence of a septic/sewer system, water system, plumbing, heating, electrical, interior and exterior of all buildings, any fixtures, and the land. If required the Purchaser will pay for a Chautauqua County health department septic/sewer and water test at closing and will pay for any and all repairs or updates if required by Chautauqua County.

(2.) All property boundaries are approximate, and no guarantees of any kind are given with respect to the acreage shown on tax maps or referred to in any existing deeds, surveys, or sale literature. If a land survey is required or desired, it is the responsibility of Purchaser to order and pay for prior to closing.

(3.) Prospective Purchasers are responsible for inspecting the property, being knowledgeable about its physical condition and any existing zoning regulations, leases, easements, rights of way, or other restrictions regarding its use, and understanding closing costs and fees, PRIOR TO THE AUCTION.

(4.) The sale will be subject to the approval of the Seller within 48 hours of the auction. Seller reserves the right to accept or reject any and all bids, for any reason whatsoever.

(5.) The successful high bidders will immediately sign a Contract for Sale of Real Property and will place the following deposit of \$3,500.00 in the form of cash or good check with Mike Peterson Auction & Realty Service to be held in their escrow account until closing.

(6.) The deposit will NOT be refunded if the sale is not completed due to the default of the Purchasers for any reason and therefore will be forfeited to the seller.

(7.) The deposit WILL be refunded in full to the Purchasers if the sale is not completed due to the default of the Seller for any reason.

(8.) The BALANCE will be due AT CLOSING, ON OR BEFORE November 13, 2018. POSSESSION will be granted at closing.

(9.) The Seller shall furnish an EXECUTORS DEED to the Purchaser, free and clear of any liens or encumbrances, subject to any leases, easements, rights of way, or deed restrictions of record. All sellers' oil, gas, mineral, & timber rights will be conveyed to the purchasers at time of closing.

(10.) CLOSING COSTS - The Seller will pay for the Title Search update. Purchaser will pay for Revenue Stamps, TP 584 Filing Fee, Deed Recording Fee, RP5217 Filing Fee, and any costs in obtaining financing. Each will pay own attorney fees.

(11.) ALL PROPERTY TAXES will be PRORATED as of the CLOSING DATE.

(12) Seller and/or Auctioneer reserve the right to cancel the auction for any reason prior to set auction date.

(13.) Michael W. Peterson is acting only as Sales Agent for the Seller, and has no personal interest in the property.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER ON THE DAY OF THE SALE WILL TAKE PRECEDENCE OVER ANY PRINTED MATERIAL.

THE SELLER AND HIS SALES AGENTS WILL NOT BE HELD RESPONSIBLE FOR ANY ACCIDENTS SHOULD THEY OCCUR BEFORE, DURING, AFTER, OR BECAUSE OF THE AUCTION.

SELLER: Estate of Helen W. Piersons/ Peter D. Clark, Executor
4513 Railroad Avenue
Stockton, New York 14784

ATTORNEY: Peter D. Clark
PO Box 109
2 West Main Street
Fredonia, New York 14063
716-673-1361

BROKER: Michael W. Peterson, Mike Peterson Auction and Realty Service
164 Ivory Street, Frewsburg, New York 14738
Telephone: 716-665-0668
E-mail: peteauction@hotmail.com Web Site: www.petersonauction.com

PROPERTY DESCRIPTION

Location: 4513 Railroad Avenue, Stockton, New York 14784

TAX PARCEL NUMBER: Section 214.12 Block 1 Lot 35

Deed Book: 1090 Deed Page: 56 Date: 9/27/1957

FULL MARKET VALUE: \$ 46,000.00

TAXES: Total

School

Town & County 2018: \$743.22

SCHOOL DISTRICT: Cassadaga Valley Schools

ALL MEASUREMENTS ARE APPROXIMATE

LAND: Approximately lot 69' x 247'

HOUSE: 1930's one and three quarter story home with detached garage and black top driveway

HEATING: 2-natural gas space heaters

ELECTRICAL: 60 amp w/ breakers

SEPTIC: private

WATER: private w/ shallow well pump

HOT WATER HEATER: 30 gln natural gas

ROOF: Asphalt shingle

SIDING: aluminum siding

WINDOWS: wood single pane

PARTIAL BASEMENT/FOUNDATION: Fieldstone

ENCLOSED FRONT PORCH: 8' x 12', carpets

GARAGE: 18' x 22' single car, concrete floor, garage door opener, electric

1st Floor

ENTRY WAY: 12' x 17', linoleum floor, pull down stairs for attic access

KITCHEN: 12' x 17', linoleum flooring, wood cupboards, cast iron country sink

DINING ROOM: 12'6" x 16'5", center light, carpet

LIVING ROOM: 13' x 14', carpet, ceiling light w/ fan

FULL BATHROOM: shower/tub, toilet, sink, linoleum flooring

1st BEDROOM: 13' x 15', carpet

2nd BEDROOM: 12' x 13', hardwood floor

2nd Floor

3rd BEDROOM: 7'10" x 8', carpet, center light

4th BEDROOM: 12'6" x 12', carpet, 2 closets

5th BEDROOM: 13' x 15', carpet, closet

½ BATHROOM: toilet & sink