

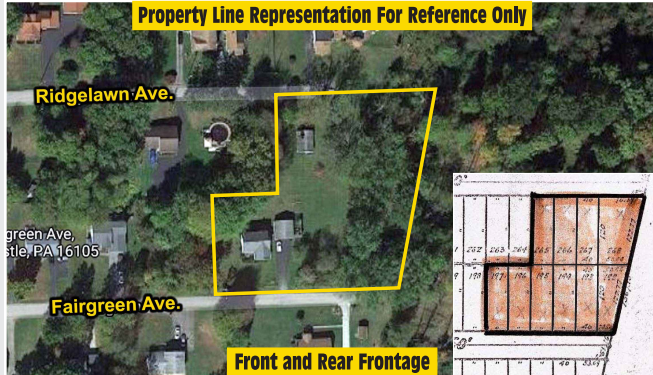
# ONLINE RESIDENTIAL REAL ESTATE AUCTION!

## Neshannock Twp. Home on 10 Subdivided Lots / Approx. 1.16 Acres

Go to **LOOMISAUCTIONS.COM** & Click on "ONLINE BIDDING", Search Auctions!

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SUMMER 2020



Go to [loomisauctions.com](http://loomisauctions.com) & click on "Online Bidding" to view listings, video, images & bid!



### 445 Fairgreen Ave., New Castle (Neshannock Twp), PA 16105



## Online Bidding Underway Now!

### Bidding Concludes, Tuesday, June 1st at 6:00 PM



**AFTER LONG CONSIDERATION BY THE SELLERS, AND HUGE REDUCTION IN THE RESERVE, THE PROPERTY IS UP FOR AN EXTENDED AUCTION!**

### Overview:

Great Home, on Approx 1.16 Acres.

Super Clean, Nice Home, Located on 10 Subdivided Lots, with Front & Rear Frontage. Frontage on Fairgreen Ave., Neshannock Township. Last House on Dead End Street. 3 Bedroom, 2 Bath, Living Room, Dining Room, Kitchen, Laundry Room. Huge Double Garage, Sided, Newer Roof, Newer Windows.

Low Utilities and Maintenance, Low Taxes, Approx. \$2,400.00. Neshannock Schools. Quiet Neighborhood, In a Very Good Area. Deed subject to a township easement/right-of-way for future utility project. Buyer's liability to perform any and all diligence.

### OPEN HOUSE / INSPECTION:

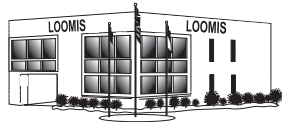
Please call or email us to schedule your private viewing appointment at any time. Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

**Bid Now!**

Doors open on auction day at 5:00 PM for final inspections. Auctioneer will accept bids on the "auction floor" at this time.  
**Real Estate Agent/Broker Participation Invited!**

**Bid Now!**

**Real Estate Terms & Conditions:** Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear, Good Title At Closing. **Closing Costs:** Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!



25 Executive Ct, P.O. Box 298  
West Middlesex, PA 16159

Call Trish, Justin or Rod today, to see if your property, business, farm, land or equipment is a candidate for internet or standard auction. We have more business experience and qualified buyers globally and in the region, than any other auction company.

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\* Buyers of all categories of inventory! [loomisgroupco@gmail.com](mailto:loomisgroupco@gmail.com)



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