

# REAL ESTATE AUCTION

Rain or Shine Auction

**Date:** Friday September 01, 2017  
**Sold at 12:00 Noon**



 **REAL ESTATE**  
**at 12 Noon**

*1.25 acres in Sussex County, Delaware*

*4 beds 2 baths 2,400 sq ft*

**Sussex County District-Map-Parcel # 1-32 12.00 9.00**

This attractive property with mature landscaping contains 1.25 acres +/- of land. The lot is improved with a two story home containing four bedrooms, two baths, kitchen, breakfast nook, living room, family room, office, den, sewing room, laundry room, full attic and cellar. It is equipped with oak hardwood floors throughout, cherry kitchen cabinetry, an updated oil fired hot air heating system, wood burning fireplace in the family room, 80 gallon electric hot water heater, 200 amp electric service, updated metal roof, two private wells and a standard septic system. Amenities include GE refrigerator/freezer, GE electric range, GE microwave, Kenmore dishwasher and Maytag washer. A private driveway leads from Seaford Road to a detached, two car garage with additional workshop. There is a 10' x 12' storage building, 12' x 16' pump house in the spacious back yard. Located in a quiet rural setting, this home is only minutes from many major routes and destinations.

Darling Farmhouse in need of your tender loving care circular driveway plenty of room bring your boats, RV or truck No HOA Metal roof—200 amp service—recent upgrades—large 3 bay detached garage with workshop—3 additional outbuildings.



**Open House for Inspection the Day of the Auction 9am to 12 Noon or by appointment**

**Location:** 28166 Seaford Road, Laurel, Delaware. Traveling on US-13 (Sussex Highway) in Laurel, Delaware, turn West onto O'Neal's Road. Continue 2 miles, and turn left onto US-13 Alternate (Seaford Road). Proceed 2/10 mile to home on the right. Signs will be posted.

**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 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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