

**TERMS AND CONDITIONS OF SALE**  
**REAL PROPERTY LOCATED AT**  
**3300 AMES ROAD, TOWN OF CHARLOTTE**  
**COUNTY OF CHAUTAUQUA, STATE OF NEW YORK,**  
**IDENTIFIED AS ALL OF TAX PARCEL: SECTION 216.00 BLOCK 3 LOT 4**  
**WILL BE OFFERED FOR SALE AT PUBLIC AUCTION**  
**ON WEDNESDAY, AUGUST 8, 2018. BIDDING TO BEGIN AT 6:00 PM**

The auction will be held on location at the property. Tax parcel is being offered in two separate lots.

**Auction Parcels:**

Lot #1: Approximately 23 +/- acres of land (825' x 1235') with house & free gas, barn, with right of way to Ames Road.

Lot #2: Approximately 24 +/- acres of vacant land (825' x 1235') with road frontage on Smith Road. Road frontage varies because of curve in road.

(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 plumbing, heating, electrical, interior and exterior of all buildings, any fixtures, and the land.

(2.) Sellers will warrantee the septic system and water quality to meet Chautauqua County health department septic and water requirements at closing and will pay for test and all repairs or updates if required by Chautauqua County.

(3.) 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. A land survey is required it is the responsibility of Purchaser's to order and pay for prior to closing.

(4.) 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.

(5.) The sale will be subject to the approval of the Sellers within 48 hours of the auction. The Sellers reserves the right to accept or reject any bid or combination of 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 \$7,500.00 on auction lot #1 and \$3,500.00 on auction lot #2 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 September 30, 2018. POSSESSION will be granted at closing.

(9.) The Seller shall furnish a WARRENTEE 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's 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 APPORTIONED & PRORATED as of the CLOSING DATE.

(12.) 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.

SELLERS 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  
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## PROPERTY DESCRIPTION

Location: 3300 Ames Road, Cassadaga, New York 14718

The white house you can see from the road is owned by a different party. The property for sale is up the driveway 800'

ALL OF TAX PARCEL: Section 216.00 Block 3 Lot 4

FULL MARKET VALUE: \$ 167,368

ASSESED VALUE: \$159,000.00

TAXES: School 2017: \$ 2,078.82  
Town & County 2018: \$ 2,827.10

SCHOOL DISTRICT: Cassadaga

ALL MEASUREMENTS AND UTILITIES ARE APPROXIMATE

LAND: 47 +/- acres (Dividing into two separate lots: Auction Lot #1 and Auction Lot # 2)

### **Auction LOT#1:**

Free gas supplied to house from gas well located on Auction Lot #2 and right to maintain supply line

Land: Approximately 23 +/- acres, 825' width, 1235' depth on eastern property line and has deeded right of way to Ames Road

Barn: 30' x 40', 12' ceilings, gravel floor

House: 2002 Raised Ranch w/ approx. 1456 square feet of living space

Heating: natural gas/forced air boiler, 3 zones, 112,500BTU, free gas supplied from well

Electrical: 200 amp, breakers, National Grid Approx. \$67 a month

Septic: private, guaranteed

Water: private, 93' deep, guaranteed

Hot Water Heater: 2002 GE 40 gln, natural gas, has power vent

Water Conditioner: Rain Soft

Roof: Steel New in 2018

Siding: Vinyl siding

Windows: Thermopane

Foundation: block & poured

Covered Entrance Porch: 10' x 14', treated, east exposure, this is the morning porch

Open Front Deck: 12' x 26', treated, south exposure, this is the evening porch

Full Basement: Walk-In, Heated, 9' sidewall, concrete floor w/ drains

Main Floor

Kitchen: oak cabinets, natural gas stove w/ exhaust fan, Frigidaire refrigerator, dishwasher, ceramic tile flooring, Formica countertops, serving counter to dining room

Dining/Living Room: 15' x 26', manufactured flooring, ceiling fans, vaulted ceilings, has gas stove w/ remote control, surround sound wiring throughout

Master Bedroom & Bathroom: 13' x 26', carpet flooring, 2 walk in closets, with full bath & double sinks

Bathroom: 6' x 8', vinyl flooring, toilet, sink, shower

Bedroom: 9' x 13', carpet flooring, closet

**LOT#2:**

Free gas available from gas well located on property / Auction parcel #1 has right to maintain gas line supplying house

Approximately 24 +/- acres with 851' of road frontage on Smith Road and a depth of 1235' on east line from Smith road. Mostly wooded with ravine and old pasture. Great for building, hunting or country camp.