

TERMS AND CONDITIONS OF SALE
REAL PROPERTY LOCATED AT
3366 TARBOX ROAD , TOWN OF ARKWRIGHT
COUNTY OF CHAUTAUQUA STATE OF NEW YORK
IDENTIFIED AS PART OF TAX PARCEL SECTION 182.00.00 BLOCK 2 LOT 61
WILL BE OFFERED FOR SALE AT PUBLIC AUCTION
ONLINE BIDDING ONLY
Online Bidding opens Saturday, November 25, 2023 at 9 AM
Closes Thursday, November 30, 2023 at 6 PM
Soft close beginning at 6pm EST

OPEN HOUSE: TUESDAY, NOVEMBER 28 FROM 3 PM-5 PM
Or call for private showing

Auction Parcel: (All measurements & acreage is approximate)

Tax Parcel 182.00-2-61: 2 +/- acres of land with manufactured home, garage, and out buildings.

Peterson Auction & Realty LLC and all of their representatives are employed by the Seller and work for the Seller as a seller's agent.

(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 septic/sewer, water system, plumbing, heating, electrical, interior and exterior of all buildings, any fixtures, and the land. Purchaser will pay for a Chautauqua County health department sewer and water test at closing if required 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 desired or required prior to closing it is the responsibility of Purchaser to order and pay for it.

(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.) Upon completion of the auction the successful high bidder will immediately sign a Contract for Sale of Real Property and will place a deposit of \$3,500.00 to go towards purchase price of the property in the form of cash or good check with Peterson Auction & Realty LLC to be held in their escrow account until closing.

(5.) Upon completion of the auction the successful high bidder is also responsible to pay a Buyer's Premium of \$ 2,500.00 which is on and above the bid price and due auction day to be held in Peterson Auction & Realty LLC escrow account until closing.

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

(7.) The deposit and buyer's premium will NOT be refunded if the sale is not completed due to the default of the Purchaser for any reason and therefore will be forfeited to the seller and auction company.

(8.) The deposit and buyer's premium WILL be refunded in full to the Purchaser if the sale is not completed due to the default of the Seller for any reason.

(9.) The BALANCE will be due AT CLOSING, ON OR BEFORE December 30, 2023. POSSESSION will be granted at closing.

(10.) The Seller shall furnish an INSURABLE TITLE 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' OMG's and timber rights will be conveyed to the purchasers at time of closing. Seller will maintain utilities until closing.

(11.) CLOSING COSTS - The Seller will pay for 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.

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

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

(14.) 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: Caroline J Hentges, Jakob D Watson, Cody M Watson, Andrew J Watson

ATTORNEY: Eades & Militello, P.C.
11 E Main St
Fredonia, NY 14063
Phone: 716-259-1795

BROKER: Michael W. Peterson, Peterson Auction and Realty LLC.
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E-mail: peteauction@hotmail.com Web Site: www.petersonauction.com

PROPERTY DESCRIPTIONS

ALL OF TAX PARCEL: SECTION 182.00 BLOCK 2 LOT 61

Location: 3366 Tarbox Road, Cassadaga, New York 14718

Cassadaga Central School

2023 Taxes:

Total - \$ 619.89

County/Town: \$ 474.03 School: \$ 145.86 Star Exemption

Full Market Value: \$ 36,200.00

Single Wide Mobile Home (12' x 60')

2 bedrooms

1 bathroom

Kitchen, dining room, living room

Private water and septic

Electric, propane

Partial Basement where utilities are located

Garage 22' x 14'

Sheds

Note: Propane storage tank is owned by supplier