

TERMS AND CONDITIONS OF SALE
REAL PROPERTY LOCATED AT
4989 MLLER ROAD, TOWN OF RIPLEY,
COUNTY OF CHAUTAUQUA STATE OF NEW YORK
IDENTIFIED AS TAX PARCEL: SECTION 273.00 BLOCK 1 LOT 15.2
WILL BE OFFERED FOR SALE AT PUBLIC AUCTION
Live and Online bidding available
Saturday, MAY 14, 2022 AT 4 PM

Open House:
Saturday May 7 @ 3pm – 6pm
Wednesday May 11 @ 3pm – 6pm
Or call for private showing

Auction Parcel: (All measurements & acreage is approximate)

All of tax parcel 273.00-1-15.2: 43 acres with a single wide trailer with additions and a pole barn.

Peterson Auction & Realty LLC and all of their representatives are employed by the Seller and work for the Seller as a sellers 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 and 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 \$5,000.00 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 \$ 2,000.00 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 Purchasers 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 Purchasers 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 July 10, 2022. 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' oil, gas, mineral, & timber rights will be conveyed to the purchasers at time of closing.

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

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: Joseph E Gratto

ATTORNEY: Seachrist Law Offices PC
31 E Main Street
Westfield, New York 14787
716-326-2700

BROKER: Michael W. Peterson, Peterson Auction and Realty LLC.
164 Ivory Street, Frewsburg, New York 14738
Telephone: 716-665-0668

E-mail: peteauction@hotmail.com Web Site: www.petersonauction.com

PROPERTY DESCRIPTIONS

Location: 4989 Miller Road, Ripley, New York 14775

TAX PARCEL NUMBER: SECTION 273.00 BLOCK 1 LOT 15.2
Deed Book: 2617 Deed Page: 826 Date: 7/13/2004

Full Market Value: \$88,660.00

Sherman School District

2021 Taxes:

Total - \$1,719.78

County/Town: \$ 855.33 School: \$ 864.45

Pole Building is 24' wide x 48' long, has 12' garage door on front and a 10' door on side

1970's Single wide mobile home with additions.

Land is mostly wooded and has been selectively harvested recently good stand of young growing timber remains.

Plenty of wildlife and recreational opportunities.