

TERMS AND CONDITIONS OF SALE
REAL PROPERTY LOCATED AT
277 STATE STREET, CITY OF JAMESTOWN
COUNTY OF CHAUTAUQUA, STATE OF NEW YORK,
IDENTIFIED AS ALL OF TAX PARCEL:
SECTION 404.05 BLOCK 2 LOT 36
WILL BE OFFERED FOR SALE AT PUBLIC AUCTION
Live and Online bidding available
SATURDAY, DECEMBER 3, 2022 AT 2 PM

Open House November 26, 2022 at 3-5 PM and Preview 2 hours prior to auction

Auction Parcel: (All measurements & acreage is approximate)

Approximate 65' x 140' city lot with a ranch style home with attached garage, off street parking, and shed.

- (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. City of Jamestown sewer and water.
- (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 required or desired it will be the responsibility of Purchaser to order and pay for prior to closing.
- (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.) The successful high bidder will immediately sign a Contract for Sale of Real Property and will place the following deposit of \$ 5,000.00 in the form of cash or good check with Peterson Auction & Realty LLC to be held in their escrow account until closing.
- (5.) The successful high bidder will pay a Buyer's Premium of \$ 1,500.00 which is on and above 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 72 hours of the auction. The Seller reserves the right to accept or reject any and all bids, for any reason whatsoever.
- (7.) The deposits 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.

(8.) The deposits 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 January 15, 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' oil, gas, mineral, & timber rights will be conveyed to the purchasers at time of closing.

(11.) CLOSING COSTS - The Seller will pay for the Title Search update. Purchaser 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: Estate of MelodyPeterson/ Chautauqua County Department of Finance

ATTORNEY: Steven Wright

BROKER: Michael W. Peterson, Peterson Auction and Realty LLC
Brokers License #: 10491210026
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E-mail: peteauction@hotmail.com Web Site: www.petersonauction.com

PROPERTY DESCRIPTIONS

Location: 277 State Street, Jamestown, New York 14701

TAX PARCEL NUMBERS: Section 404.05 Block 2 Lot 36
Deed Book: 2020 Deed Page: 5107 Date: 9/18/2020

FULL MARKET VALUE: \$ 54,721.00

2022 TAXES: \$ 2,649.11 Town/County: \$ 1,652.09
School: \$ 997.04

SCHOOL DISTRICT: Jamestown Public Schools

ALL MEASUREMENTS ARE APPROXIMATE

House: 1,070 sq ft with attached garage
Kitchen, Living Room
3 bedroom, 2 bath
National Fuel gas & Jamestown BPU electric
Jamestown BPU sewer & water