

TERMS AND CONDITIONS OF SALE
REAL PROPERTY LOCATED AT
5885 RAMSEY ROAD , TOWN OF NORTH HARMONY
COUNTY OF CHAUTAUQUA STATE OF NEW YORK
IDENTIFIED AS PART OF TAX PARCEL SECTION 348.00 BLOCK 2 LOT 20
WILL BE OFFERED FOR SALE AT PUBLIC AUCTION
LIVE W/ WEBCAST ONLINE BIDDING
Live Onsite Auction and Webcast SATURDAY, October 14, 2023 AT 4 PM

OPEN HOUSE: WEDNESDAY, OCTOBER 11, 2023 FROM 3 PM-6 PM
Or call for private showing

Auction Parcel: (All measurements & acreage is approximate)

Part of tax parcel 348.00-2-20: 6.9 +/- acres of land with house, barn to be surveyed off prior to auction date.

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. A land survey will be provided by and paid for by the seller 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.) 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 \$6,500.00 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 \$ 3,500.00 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 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 December 20, 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' timber rights will be conveyed to the purchasers at time of closing all Oil, Gas & Mineral rights will be retained by the seller.

(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 APPORTIONED AND 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: Donald E Cook Revocable Trust/ Charlene Cook

ATTORNEY: John D. Vanstrom (716) 763-1177 johnvanstromatty@windstream.net
PO Box 75
395 E Fairmount Ave
Lakewood, New York 14750

BROKER: Michael W. Peterson, Peterson Auction and Realty LLC.
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PROPERTY DESCRIPTIONS

PART OF TAX PARCEL: SECTION 348.00 BLOCK 2 LOT 20
Deed Book: 2014 Deed Page: 6718 Date 12/1/2014

Location: 5885 Ramsey Road, Ashville, New York 14710

Chautauqua Lake Central School District

2022 Taxes:

Total - \$ 5,265.81

County/Town: \$ 2,971.43 School: \$ 2,294.38

Tax Assessment Value: \$ 208,000.00 (this is for complete property with 100 acres)

Full Market Value: \$ 240,500.00 (this is for complete property with 100 acres)

Two Story Home

Approx. 2,208 sq ft of living space (1st floor 1,808// 2nd floor 400)

2 bedrooms

1 bathroom

Kitchen, dining room, living room

2 fireplaces

Private water and septic

Electric, hot air, natural gas

House has been vacant for 6 years and is in need of updating, repairs and maintenance

Two Story Barn

Measurements and details to come