

Public Auction

NO MINIMUM - NO RESERVE

Thursday, May 24th
@ 2:00 pm (on-site)

www.azpga.com

Auction Held at 205 N. L'Hommedieu

2007
Surveys
Conveyed to Buyer

50 + \- Acres



Directions: Watkins Glen - RT 224 to 205 N. L'Hommedieu

Conducted by:

Auction Services, Inc.

C.R. "Kip" Kane - Auctioneer

7 W. Cheryl Drive • Phoenix, AZ 85021

1-800-530-4561

Fax (602) 331-7331

E-mail: kipkane@qwest.net



UNPRECEDENTED OPPORTUNITY

Auction Services, Inc.

C.R. "Kip" Kane - Auctioneer

7 W. Cheryl Drive - Phoenix, AZ 85021

1-800-530-4561

E-mail: kipkane@qwest.net

***Public* Auction**

Thursday, May 24th

@ 2:00 pm (on-site)

205 N. L'Hommedieu

Watkins Glen, NY

**No Minimum
No Reserve**

**SOLD !!!
to the
Highest Bidder**

Why An Auction? The Seller has elected to market their horse / pasture acreage via the "Accelerated Auction Marketing Method", thereby eliminating additional carrying costs that are incurred with conventional marketing and passing these savings on to the new owners.

AUCTION TERMS & CONDITIONS

1. REGISTRATION: All prospective buyers MUST register in order to bid. Each bidder shall be required to possess a certified check drawn payable to themselves in the amount of \$5,000.00. Closing shall take place within 30 days of the auction and in accordance with Seller's Purchase & Sales Agreement to be executed by Buyer and Seller after completion of the Auction.

2. PROPERTY INSPECTION: Previewing and inspection of the property IS essential. The acreage is being sold "AS IS - WHERE IS".

3. SELLER'S & AUCTIONEER'S

DISCLAIMER: All announcements made by the auctioneer shall take precedence over any previously written material or oral statements made by auctioneer. Conduct of the auction, increments of the bidding, and decisions as to the high bidder will be at the sole discretion of the auctioneer.

The information contained in this brochure is subject to the inspection and verification by all parties relying on it. **NO GUARANTEE, WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED IS GIVEN ON THE INFORMATION CONTAINED IN THE BROCHURE OR DUE DILIGENCE INFORMATION.** The Seller and their agents expressly disclaim any and all liabilities, which may be based on such information, errors therein or omissions therefrom. **ONLY** such representation and warranties as may be set forth in a definitive purchase agreement between Seller and Purchaser shall have any legal effect.

4. AUCTION PREMIUM: An Auction Premium of 10% will be added to the Buyer's successful high bid resulting in the Total Contract Price.

5. EARNEST MONEY: The earnest money deposit is equal to 10% of the bid

amount of the real estate and forfeited if Buyer is unable to close escrow.

6. ABSENTEE BIDS: Individuals unable to attend the auction may complete an Absentee Bid Form, authorizing the auctioneer to bid on their behalf, up to a specific amount.

7. BROKER PARTICIPATION: A four percent (4%) commission will be paid to the Licensed real estate broker whose client pays and closes escrow on the acreage. To qualify for the commission, the licensed agent must register their client and accompany their client to the auction. All registration letters from Brokers must be signed by Agent, Broker and Client and must be mailed or faxed (602) 331-7331 and received by Auctioneer 48 hours prior to the auction. There can be **NO** Exceptions to this procedure and **NO** Oral Registrations will be accepted.

www.azpga.com