

Auction catalog

Title	ABSOLUTE AUCTION -Sells Regardless of Price! Ending May 16 @ 1:31PM
Description	ABSOLUTE AUCTION - No Minimum, No Reserve, Sells Regardless of Price! Date: Bidding opens Monday, May 13 @ 10:00AM. Ends May 16 starting at 1:31PM. Location: 2.31+/- Acres, 90 Forest Drive, Town of Hyde Park, Dutchess County, NY Description: Residential land with 2.31+/- acres, BOHA and well. Internet Bidding Packet Property Information Packet
Date	Mon, May 13, 2019
Starts at	10:00 AM
Address	90 Forest Drive, Hyde Park, NY 12538 USA
Categories	

Lot # 1
Qty 1
Title 90 Forest Drive, Town of Hyde Park, Dutchess County, NY 12538



Des. ABSOLUTE AUCTION No Minimum, No Reserve, Sells Regardless of Price! 2.31+/- acres vacant land with BOHA and well Online Auction Closes: Thursday, May 16, 2019 1:31PM. Property opens for bidding Monday, May 13 at 10AM. Property Location: 90 Forest Drive, Hyde Park, Dutchess County, NY Auctioneers Note: Good News! Seller has removed the reserve. Land sells at Absolute Auction. No minimum, no reserve, selling regardless of price! This is a property with great potential. Vacant parcel of land with 235+' of road frontage on quiet country road, Forest Drive. Part of original undeveloped subdivision titled Woodland Grange Estates. Board of Health approved lot (expires 5/25/2019, seller is in the process of renewing) and well already in place. Property is wooded and has stone walls. Convenient to Town of Hyde Park shopping and amenities. There is a chain over area that can be used for driveway. Town of Hyde Park Schools. Total taxes approximately \$1,318.05. Agents please verify. Parcel ID# 133200-6266-03-187130-0000 Pre-auction offers are encouraged. Property Information Packet Internet Bidding Packet Showing: Vacant land can be viewed at your convenience. Contact Agent, Jessica Meyer Booth 845-616-5682 Opportunity is knocking. Act now! 10% Buyer's Premium. Terms: \$5,000 downpayment, bring up to 10% by 4PM Friday, May 17. Backup Bidder; Backup Bidder funds released Monday, May 20 once High Bidder is funded. Closing 60 Days. Time is of Essence. It's Easy to Bid! 1) Get a Username & Password at AARbids.com 2) Register for the Online Only Auction 3) Complete Internet Bidding Packet and you can participate. ANNOTATED TERMS OF AUCTION: We have been contracted to sell this property at Public Auction. Get a Username & Password at AARbids.com, register for the Online-only Auction and bring/mail our 'Internet Bidding Packet' containing the 'Terms and Conditions' and a \$5,000 Guaranteed Funds/Bank check payable to: Absolute Auctions & Realty, Inc. Mail to: AAR, POB 1739, Pleasant Valley, NY 12569 – no exceptions, and you can participate. Credit Card Authorization Form in lieu of \$5,000 bank check/Guaranteed funds available HERE. Additional Terms: \$5,000 deposit, bring up to 10% by 4PM Friday, May 18th including signed Purchase & Sale Agreement must be at our office in Pleasant Valley via FedEx/UPS. Closing shall take place on or before July 16, 2019. Time is of the essence. Complete your due diligence prior to bidding. Deposit will be refunded to unsuccessful bidders. Title & Liens: Property is sold with insurable title, free and clear of adverse liens or encumbrances at closing. Bidding Notes: The silent auction website has a "dynamic ending" feature; if someone "sniper bids" on a lot at the scheduled end of the auction, the system will extend the bidding clock two minutes to give everyone time to bid again.