

Auction catalog

Title	Commercial Land Beekman - No Minimum Starting Bid! Ending May 16 @ 1:01PM
Description	No Minimum Starting Bid! Date: Bidding opens Monday, May 13 @ 10:00AM. Ends May 16 starting at 1:01PM. Location: 3.25+/- Acres, Route 55, Poughquag, Town of Beekman, Dutchess County, NY Description: Approximately 660' of road frontage on east side of Route 55. Commercial land. Internet Bidding Packet Property Information Packet
Date	Mon, May 13, 2019
Starts at	10:00 AM
Address	Route 55, Poughquag, NY 12570 USA
Categories	

Lot # 1
Qty 1
Title 3.25+/- Acres, Route 55, Poughquag, Town of Beekman, Dutchess County, NY



Des. Online Auction Closes: Wednesday, May 16, 2019 1:01PM. Properties open for bidding Monday, May 13 at 10AM. Property Location: 3.25+/- acres vacant commercial land, Route 55, Poughquag, Town of Beekman, Dutchess County, NY 12576. Tax ID# 132200-6758-00965869-0000 (1.25+/- acres) & 132200-6758-00-969838-0000 (2.0+/- acres) Description: Commercial development opportunity. 660+/- feet of road frontage on Route 55. Zoned commercial (C-2 Highway business). 2 separate parcels selling together as one. Owners originally paid \$330K and put in \$110K worth of engineering, recently listed for sale for \$199K, now moving onto other projects! Seriously motivated sellers. Excellent development site with lots of visibility. Well. Allowable uses; contractor garages with condo contractor suites, retail plaza, animal hospital, medical/dental hospital. Arlington School District. Current taxes, Agents please verify: Combined taxes on 2 lots \$11,723.94 Opportunity like this rarely comes to market. Act now! 10% Buyer's Premium. PREVIEW: Vacant land can be viewed at your convenience. Contact Agent, Jessica Meyer Booth 845-616-5682 Property Information Packet. Internet Bidding Packet Pre-Auction offers encouraged! 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 \$5000 bank check/Guaranteed funds available HERE. Complete your due diligence prior to bidding. If successful, an electronic "Contract for Purchase and Sale NY Real Estate" will be sent to you, sign contract, return by 4PM day after auction. 10% Buyer's Premium. Close transaction on or before July 16, 2019. Time is of the essence. 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. Broker Participation: Call for details. 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.