

Auction catalog

Title	4929/4935 State Rte 55 Ferndale, Town of Liberty, Sullivan County, NY. Ending 4/17 @ 2:01PM
Description	Sells at or Above \$20,000! Date: Bidding opens Monday, April 15 @ 10:00AM. Ends Wednesday, April 17 starting at 2:01PM Location: 4929/4935 State Route 55, Ferndale, Town of Liberty, Sullivan County, NY Description: Former restaurant and cottage on Route 55. Municipal water and sewer with 1.34+/- acres. Tax ID# 40.-1-20. Zoned RS (Residential settlement). Most contents will convey with property. Cottage with 2 bedrooms, 1 bath, built 1970+/-, 600+/- square feet. Liberty Central School District. Property Information Packet Internet Bidding Packet
Date	Mon, Apr 15, 2019
Starts at	10:00 AM
Address	4929/4935 State Route 55, Ferndale, NY 12734 USA
Categories	

Lot # 1
Qty 1
Title 4929/4935 State Route 55, Ferndale, Town of Liberty, Sullivan County, NY



Des. .abc {color: #0F6D4D;}abc2 {color: #000080;}body,td,th {font-family: "Times New Roman", Times, serif;text-align: center;}span.gmail-apple-converted-space{} **COMMERCIAL OPPORTUNITY!**Sells at or Above \$20,000!Online Auction Closes: Wednesday, April 17 @ 1:01PM. Property opens for bidding Monday, April 15 at 10AM.Property Location: 4929/4935 State Route 55, Ferndale, Town of Liberty, Sullivan County, NYDescription: Former restaurant and cottage on Route 55. Municipal water and sewer with 1.34+/- acres. Tax ID# 40.-1-20.Cottage with 2 bedrooms, 1 bath, built 1970+/-, 600+/- square feet. Former restaurant with most contents. Liberty Central School District. Full market value \$105,867.Property Information PacketInternet Bidding PacketShowing: By appointment. Contact Agent John Santiago 845-605-2504 Opportunity is knocking. Act now! 10% Buyer’s Premium. Pre-auction offers encouraged. It's Easy to Bid! 1) Get a Username & Password at AARbids.com2) Register for the Online Only Auction3) 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 \$2,500 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 \$2,500 bank check/Guaranteed funds available HERE. Additional Terms: If registration completed with Credit Card authorization, \$2,500 in cash, guaranteed funds or wire transfer must be received at our office in Pleasant Valley via FedEx/UPS by 4PM day after the auction in addition to the Contract of Sale. Closing shall take place on or before June 17, 2019. Time is of the essence. Complete your due diligence prior to bidding. 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. 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.