

## Auction catalog

<b>Title</b>	ABSOLUTE AUCTION -Sells Regardless of Price! Ending June 6 @ 1:01PM
<b>Description</b>	ABSOLUTE AUCTION: No Minimum, No Reserve, Sells Regardless of Price! 30.74+/- acres vacant land, Skidmore Road, LaGrange, Dutchess County, NY 12540 Online Auction Closes: Thursday, June 6, 2019 1:01PM. Property opens for bidding Monday, June 3 at 10AM. Broker: Robert A Doyle, 845-635-3169 or Agent, Jessica Meyer Booth 845-616-5682 Internet Bidding Packet Property Information Packet
<b>Date</b>	Mon, Jun 3, 2019
<b>Starts at</b>	10:00 AM
<b>Address</b>	Skidmore Road, Lagrangeville, NY 12540 USA
<b>Categories</b>	

**Lot #** 1  
**Qty** 1  
**Title** 30.74+/- acres at Skidmore Road, LaGrange, Dutchess County, NY



**Des.** Online Auction Closes: Thursday, June 6, 2019 2:01PM. Property opens for bidding Monday, June 3 at 10AM. Property Location: 30.74+/- acres at Skidmore Road, LaGrange, Dutchess County, NY 12540 Description: This 30+ acre undeveloped, wooded parcel is selling at Absolute Auction, no minimum, no reserve to the highest bidder regardless of price. Private, yet close to Rte 55 in LaGrange and the Taconic State Parkway, it offers seclusion and privacy while being close to all services. The shared, paved driveway (#157 Skidmore Road) provides access to viewing this wooded lot featuring 19th Century stone walls, a tranquil stream flowing at the back end of the property, mature trees and diverse wildlife. At the top of the driveway, pull off to the Right and park in the cleared area on the property. This flat, dirt area has room to turn around. One look to the developed property to the left of the driveway will provide ideas for what can be done with this undeveloped property. The property next door is slightly smaller, but is the twin to what is being offered. The parcel backs up to Taconic State Parkway in the rear assuring no development on that border. There is a high area in the front side to consider as one possible place to site your home. However, there are plenty of other locations to consider as well. Opportunity is knocking. This property will absolutely sell, starting at \$1. and selling to the highest bidder. Review all images, videos and documents. Do your Due Diligence, complete registration and post your initial downpayment to prepare to bid. Downpayment of unsuccessful bidders promptly returned. Arlington Central School District. Current taxes Land \$3,263.38, School \$9,490.33. Agents please verify. Parcel ID# 133400-6561-01-115684-0000 Pre-auction offers are encouraged. Vacant land can be viewed at your convenience. Broker Robert A Doyle 845-635-3169 or Agent Jessica Meyer Booth 845-616-5682 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 August 6, 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. 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.