

## Auction catalog

<b>Title</b>	1123 & 1125 State Route 196, Kingsbury, Washington County Ending June 6 @ 1:31PM
<b>Description</b>	REAL ESTATE AUCTION: No Minimum Starting Bid! 1123 & 1125 State Route 196, Kingsbury, Washington County, NY selling together "as, one", 11.93+/- acres, commercial and residential properties. Online Auction Closes: Thursday, June 6, 2019 1:31PM. Property opens for bidding Monday, June 3 at 10AM. Showing by appointment Sunday, June 2 @ 1:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Internet Bidding Packet Property Information Packet Zoning Solar Regulations
<b>Date</b>	Mon, Jun 3, 2019
<b>Starts at</b>	10:00 AM
<b>Address</b>	1123 State Route 196, Hudson Falls, NY 12839 USA
<b>Categories</b>	

<b>Lot #</b>	1
<b>Qty</b>	1
<b>Title</b>	1123 & 1125 State Route 196, Kingsbury, Washington County, NY selling together "as, one", 11.93+/- acres, commercial and residential properties.
<b>Des.</b>	<p>Online Auction Closes: Thursday, June 6, 2019 1:31PM. Property opens for bidding Monday, June 3 at 10AM. Property Location: 1123 &amp; 1125 State Route 196, Kingsbury, Washington County, NY Description: Two properties selling together "as one". 11.93+/- acres total. Each parcel offers different zoning. Lot 16 is zoned commercial and Lot 17 is zoned residential, both are zoned for solar as a permitted use. Opportunity for commercial or residential development. 1000KVA Electrical transformer on site which is required for solar development. 1125 State Route 196 (SWIS: 534489 ID#: 154.12-1-16, 6.23+/- acres). 2,688+/- square foot block building with 10' high overhead door and 2 bedroom apartment/office on 2nd floor. Zoned commercial. Building has been unused for 10 years. Well and septic. 1125 State Route 196 (SWIS: 543389 ID#: 154.12-1-17, 5.70+/- acres). 4,480+/- square foot single story building with approximately 1,200+/- square foot finished office space that connects to an approximately 4,020+/- square foot warehouse space with heat and overhead door. New carpeting and paint. 1000KVA, 480 Volt transformer to possibly be used for solar development. Hudson Falls Central School District. Current taxes; County \$4,812.36 and School \$2,620.91. Agents please verify. Showing by appointment Sunday, June 2 @ 1:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Pre-auction offers are encouraged. It's Easy to Bid! 1) Get a Username &amp; 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 &amp; 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 &amp; 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 &amp; 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.</p>

