

## Auction catalog

<b>Title</b>	FOUR Poughkeepsie, NY Properties Ending June 27 @ 1:01PM
<b>Description</b>	REAL ESTATE AUCTION: No Minimum Starting Bids! 4 Poughkeepsie, Dutchess County, NY 12601 properties: 9 Hinkley Place, 51 Kelsey Road, 38 Woodlawn Ave and 40 Woodlawn Ave Online Auction Closes: Thursday, June 27, 2019 1:01PM. Property opens for bidding Monday, June 24 at 10AM. Showings: Sunday, June 23. Contact Agent, Jessica Meyer Booth 845-616-5682 1:01PM 9 Hinkley Place & 51 Kelsey Road 2:02PM 38 Woodlawn Avenue and 40 Woodlawn Avenue Internet Bidding Packet Property Information Packet - 9 Hinkley Place Property Information Packet - 51 Kelsey Road Property Information Packet - 38 Woodlawn Avenue Property Information Packet - 40 Woodlawn Avenue
<b>Date</b>	Mon, Jun 24, 2019
<b>Starts at</b>	10:00 AM
<b>Address</b>	38 Woodlawn Avenue, Poughkeepsie, NY 12601 USA
<b>Categories</b>	

**Lot #** 1  
**Qty** 1  
**Title** 9 Hinkley Place, Poughkeepsie, NY 12601



**Des.** Online Auction Closes: Thursday, June 27, 2019 1:01PM. Property opens for bidding Monday, June 24 at 10AM. Property Location: 9 Hinkley Place, Poughkeepsie, Dutchess County, NY 12601 Description: Great location! Home located between Marist and Dutchess Community College, convenient for commuting, students and shopping. Close to Walkway Over the Hudson. Maintained home with 3 bedrooms, 1 full bath and 1 half bath, 1,053+/- square feet. Nice front porch with generous side yard. Wood stove in living room, basement with laundry area. Eat in kitchen with access to back yard picnic area and yard. Parking area on either side of the house. Public water and sewer, natural gas, electric stove. Home was rented for \$2400 per month with tenants paying utilities. Hyde Park Central School District. Current taxes; Land \$2,430.33 and School \$3,257.40. Agents please verify. Tax ID#: 134689-6162-06-312611-0000 Showing: Sunday, June 23 @ 1:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682, Pre-auction offers are 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 August 27, 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.

FOUR Poughkeepsie, NY Properties Ending June 27 @ 1:01PM

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**Lot #** 2  
**Qty** 1  
**Title** 51 Kelsey Road, Poughkeepsie, NY 12601  
**Des.** Online Auction Closes: Thursday, June 27, 2019 1:01PM. Property opens for bidding Monday, June 24 at 10AM. Property Location: 51 Kelsey Road, Poughkeepsie, Dutchess County, NY 12601 Description: Great location! Home located between Marist and Dutchess Community College, convenient for commuting, students and shopping. Close to Walkway Over the Hudson. Two story home, perfect for family or rental. 4 bedrooms, 2 full baths, 1408+/- sq. ft. Wood floors, ceramic tile in large eat in kitchen and wall to wall carpeting. Washer and dryer in basement, bilco doors leading to back parking area. Parking in rear with easy access to kitchen. Public water and sewer, natural gas, electric stove, oil heat. Home was rented for \$3,000 per month with tenants paying utilities. Hyde Park Central School District. Current taxes; Land \$2,557.83 and School \$3,430.67. Agents please verify. Tax ID#: 134689-006.162-0010-279.609 Showing: Sunday, June 23 @ 1:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682, Pre-auction offers are 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 August 27, 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.



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**Lot #** 3  
**Qty** 1  
**Title** 38 Woodlawn Avenue, Poughkeepsie, NY 12601  
**Des.** Online Auction Closes: Thursday, June 27, 2019 1:01PM. Property opens for bidding Monday, June 24 at 10AM. Property Location: 38 Woodlawn Avenue, Poughkeepsie, Dutchess County, NY 12601 Description: Great location! Home located between Marist and Dutchess Community College, convenient for commuting, students and shopping. Close to Walkway Over the Hudson. Large Colonial two story home. 5 bedrooms, 2 full baths with 1,728+/- sq. ft. Built in 2007, generous living room area, eat in kitchen, large open basement. Washer and dryer in basement, bilco doors leading to back parking area. Parking in rear with easy access to kitchen thru deck. Public water and sewer, natural gas, electric stove. Home was rented for \$3,250 per month with tenants paying utilities. Hyde Park Central School District. Current taxes; Land \$4,011.30 and School \$5,405.919. Agents please verify. Tax ID#: 134689-6162-06-268792-0000 Showing: Sunday, June 23 @ 2:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Pre-auction offers are 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 August 27, 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.



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**Lot #**  
**Qty**  
**Title**  
**Des.**

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40 Woodlawn Avenue, Poughkeepsie, NY 12601



Online Auction Closes: Thursday, June 27, 2019 1:01PM. Property opens for bidding Monday, June 24 at 10AM. Property Location: 40 Woodlawn Avenue, Poughkeepsie, Dutchess County, NY 12601 Description: Great location! Home located between Marist and Dutchess Community College, convenient for commuting, students and shopping. Close to Walkway Over the Hudson. 1.5 story home built in 1925+/- . 3 bedrooms, 1.5 bath, with 1042+/- sq. ft. Tile and wood floors. Kitchen leads out to 3 season enclosed porch. Eat your breakfast here! Small deck off this area give more space to enjoy. Small shed in back yard. Washer and dryer in basement. Parking in front. Public water and sewer, natural gas, electric stove, oil heat. Home was rented for \$2,340 per month with tenants paying utilities. Hyde Park Central School District. Current taxes; Land \$2,523.82 and School \$3,384.87. Agents please verify. Tax ID#: 134689-6162-06-268796-0000 Showing: Sunday, June 23 @ 2:01PM. Contact Agent, Jessica Meyer Booth 845-616-5682 Pre-auction offers are 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 August 27, 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.