

INVESTMENT PROPERTY REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY
JANUARY 17, 2024 - 12:00 PM**

OPEN FOR UPSET BIDS

*518 1st Street West
Conover, NC 28613*

*Selling Real Property from the Estate of
Linda Kay McCrary (DECEASED)*

DIRECTIONS: Take I-40 to Exit 130. Turn LEFT off of the Exit. Property on LEFT. **WATCH FOR POINTERS AND SIGNS!**

DESCRIPTION OF REAL ESTATE: Great piece of property in a fantastic location in Conover. According to Catawba County Tax Records, this property has 1138 square feet of total living area and 1138 square feet of unfinished basement. Interior layout includes a living room with fireplace, kitchen, dining area, 2 Bedrooms, one bedroom has adjoining room that could be used for multiple purposes, and a full bath. Amenities include full unfinished basement with interior and exterior entrance. Apparent plumbing for toilet and sink in the basement. Back porch, concrete front porch, vinyl soffit and siding and a pull-down attic with some storage. This property can be used for residential or P-1 zoning. Lot Dimensions are 88' X 280' X 102' X 265'. City water and sewer assumed. Catawba County Parcel ID #373209180076. Catawba County Tax value is \$101,100.

GREAT OPPORTUNITY FOR HOME OWNERSHIP

TERMS ON ABOVE REAL ESTATE: Sale is to stand open for **TEN (10) days** for upset bids and the final bid is subject to confirmation by the Catawba County Clerk of Court. **5% down sale day (minimum \$750)** – balance due in 30 days of confirmed final bid. Upset bids subject to a minimum increase of 5% of previous standing bid and stated upset bid period will begin anew at the presentation of any new upset bids. **5% Buyer's Premium (minimum \$1,500.00) will apply to the final bid price upon closing.** Deposit of final successful confirmed bidder is non-refundable. All real estate information from tax records and is subject to verification. **There are NO financing or inspection contingencies for buyer. Seller is not obligated to make any repairs, changes, improvements or other modifications to the property. Buyers are encouraged to perform due diligence before day of sale, at buyers expense.** Buyers will be guaranteed a title free and clear of all monetary liens meaning buyer(s) accepts the real estate purchased on the date of this contract "as-is, where-is", in place and with all faults. Buyer(s) agrees to have title search at buyer(s) expense whereas any liens presented upon completion of title search, seller(s) may, at their own discretion, pay liens and transfer title to buyer(s) or render contract null and void. Any expenses incurred by buyer(s) are solely the responsibility of the buyer(s).

YOUNT AUCTION AND REALTY, INC.

NCAFL # 7756

P.O. BOX 742 CLAREMONT, NC 28610

(828) 459-7335

www.yountauctionandrealty.com

www.auctionzip.com ID #10482 or #10483

IMPORTANT NOTICE: Although information has been obtained from sources deemed reliable, the auctioneer and the seller makes no warranty to guarantee expresses or implied, as to the accuracy of the information herein contained. It is for this reason that buyers should avail themselves of the opportunity to make inspections prior to the sale. The buyer acknowledges that he or an agent has inspected all of the assets upon which he will be bidding and/or does purchase. Buyer agrees to accept assets purchased "as-is", "where -is", "in-Place", and "with all faults". The auctioneer expressly disclaims on the part of the auctioneer as agent and the seller, any warranty as to fitness or usability of all the assets, and the buyer expressly waives any claim to any possible future use of the asset purchase whatsoever. Auction company represents the seller only in any and all auction transactions. All properties listed for auction are subject to sale prior to the auction. The buyer does hereby assume and does agree to indemnify and hold the auctioneer and seller harmless from any future claim which shall pertain to the fitness or use of that asset as being purchase. Announcements made on sale day take precedent over any previously printed material. Not responsible for accidents.