

NICE REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY
OCTOBER 2, 2024 - 12:00 PM**

*311 Shepherd Court
Taylorsville, NC 28681*

OPEN FOR UPSET BIDS

*Selling Real Property belonging to the Estate of
Donnie Lee Mason (DECEASED)*

DIRECTIONS: Take NC Highway 16 North. Turn LEFT at Wayside Church Road (immediately after crossing Rink Dam Bridge). Go 1.5 miles and turn LEFT onto Friendship Church Road. At stop sign in front of church, turn RIGHT onto Church Road. Go ½ mile and turn LEFT onto Teaguetown Road. Go approximately 1 mile, and turn RIGHT onto Shepherd Court. Property on LEFT. **WATCH FOR POINTERS AND SIGNS!**

DESCRIPTION OF REAL ESTATE: Beautiful Brick Home on a gorgeous 1.47-acre tract. Located on a quiet dead-end road, this picturesque property has big shade trees with a babbling brook. Approximately 1664 square feet on the main level plus an additional 1664 square feet in the basement. Interior layout includes a large living room with an open floor plan that flows into the kitchen with a fireplace as the centerpiece. Another set of doors open from the living room onto the porch. Kitchen and pantry has custom cabinets with double doors that open onto a luxurious wrap around porch. 3 bedrooms and 2 baths, one of which is a master bedroom with door that opens us in the fireplace insert back yard. Full basement with both exterior and interior entrance. Part of the basement is finished with a fireplace insert. Amenities include hardwoods floors, vinyl windows and vinyl soffits. A detached enclosed garage has a cement floor

measuring 30' x 24'. Beautiful shade trees in the backyard. Lot dimensions are 244' x 240' x 224' x 237'. Built in 1991. Alexander County Parcel ID #0002922. Parcel ID Number 3737562305. Alexander County Tax Value is \$283,187. All information from Alexander County Tax Records and is subject to verification.

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 Alexander Clerk of Court. 5% down sale day, balance due in 30 days from 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. Upset bids accepted at the office of Attorney Robert A. Mullinax and it is the sole responsibility of buyer(s) to adhere to the hours available for upset bids. 5% Buyers Premium will apply to the final bid 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 sole discretion, pay liens and transfer title to buyer(s), or render the contract null and void.

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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.

