

HUGE REAL ESTATE AUCTION

**AUCTION HELD - THURSDAY – OCTOBER 26,
2023 - 12:00 PM**

OPEN FOR UPSET BIDS

***7 Forest Avenue
Granite Falls, NC 28630***

***Selling Real Property from the Estate of
Lisa Burk Gilliland (DECEASED)***

DIRECTIONS: Take US Highway 321 North toward Lenoir. Turn LEFT onto US Highway 321-A (across from Wendy and Bojangles). Go 2 miles. Turn RIGHT onto Forest Avenue (City Bar-B-Q). Property on RIGHT. **WATCH FOR POINTERS AND SIGNS!**

DESCRIPTION OF REAL ESTATE: ***Unbelievable 3-Level Brick and Vinyl Home in Granite Falls.*** This amazing home is full of amenities. According to the Caldwell County Tax Records has 4,249 total square feet of living area and sits on 1.16 acres. Main level layout includes living room with tiled fireplace and arched doorway leads into formal Dining Room which feed into a beautiful kitchen with tiled floors, custom counter tops and eating area. Office area off, kitchen has built in desk and bookcase.. Cozy den with fireplace, 2 Bedrooms, Full Bath with walk-in shower. The upstairs layout includes 2 bedrooms, one is huge with tons of closet space. Common area with unique built-ins plus walk-in attic access with some floored storage. The downstairs layout includes one bedroom, living area, full bath, laundry area and some unfinished space.

Home has multi-tiered deck with composite decking and railing. Accessible from both the main and the lower levels. Deck surrounds pool (in need of repair). Brick patio area off of downstairs level has hot tub (condition unknown). Large detached double garage has a huge bonus room upstairs. Amenities include brick columns at driveway entrance, large front porch with columns and terrazzo tile, oval sidewalk from front porch to drive and vinyl privacy fence. Flooring is a mixture of tile, some carpets, and tons of hardwoods. Heat pump (condition unknown). Lot Dimensions are 151' X 262' X 142' X 384'. Caldwell County Tax PIN# 2785019996. Caldwell County Tax Value is \$166,700. All information should be verified by potential bidders prior to the auction. **DON'T MISS THIS FANTASTIC OPPORTUNITY!**

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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 Caldwell 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.

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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.