

# **INVESTMENT PROPERTY REAL ESTATE AUCTION**

**AUCTION HELD - WEDNESDAY – OCTOBER 30,  
2024 - 12:00 PM**

*1421 12th St. Drive NW  
Hickory, NC 28601*

## **OPEN FOR UPSET BIDS**

*Selling Real Property belonging to the Heirs of  
Janet H. Smith (DECEASED)*

**DIRECTIONS:** Take US Highway 321 North. Merge RIGHT onto Clement Boulevard NW. Turn LEFT onto Old Lenoir Road. Bare RIGHT onto 12<sup>th</sup> Street Drive NW. Property on LEFT. **WATCH FOR POINTERS AND SIGNS!!!!**

**DESCRIPTION OF REAL ESTATE:** Cozy Home in the Northwest section of Hickory! 1252 square feet with another 896 square feet in the unfinished basement. Main level has Living Room with fireplace, Dining Room with arched doorway entry, kitchen, one bedroom and one bath. Upstairs has two bedrooms and one bath. Full unfinished basement with inside entrance and exterior garage door entrance. Hardwood floors. Central air and gas heat (condition unknown). Vinyl/aluminum siding and soffits. City water and sewer assumed. Lot Dimensions are 70' x 120' x 70' x 120'. Built in 1946. Catawba County Parcel ID#

279312767919. Catawba County Assessed Tax Value is \$160,300. **All information from tax records and is subject to verification. Don't Miss This Sale!!**

## **GREAT INVESTMENT OPPORTUNITY**

**TERMS ON ABOVE REAL ESTATE: CATAWBA COUNTY CLERK FILE NUMBER – 24-SP-337 --** 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.

**INSPECTION:** Monday, October 28, 2024 (12 PM – 2 PM)

**MAKE YOUR PLANS NOW, SO YOU DON'T MISS THIS WONDERFUL OPPORTUNITY!!**

# ***YOUNT AUCTION AND REALTY, INC.***

NCAFL # 7756

P.O. BOX 742 CLAREMONT, NC 28610

**(828) 459-7335**

**[www.yountauctionandrealty.com](http://www.yountauctionandrealty.com)**

**[www.auctionzip.com](http://www.auctionzip.com) ID #10482 or #10483**

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