

NICE REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY – OCTOBER 30,
2024 - 1:00 PM**

***424 20th Avenue NE
Hickory, NC 28601***

OPEN FOR UPSET BIDS

DIRECTIONS: In Hickory, take North Center Street in Viewmont (NC Highway 127). Turn LEFT onto 20th Avenue NE (Truist Bank branch). Property on RIGHT. ***WATCH FOR POINTERS AND SIGNS!***

DESCRIPTION OF REAL ESTATE: Great home in the Viewmont area of Hickory. According to the Catawba County Tax Records, this home has 2,221 square feet on 3 levels. Main level includes large living room with hardwood floors that has an arched doorway leading into a modern kitchen. Eating area opens onto a covered screen-in porch for early morning coffees. Two bedrooms and a full bath round out the main level. Downstairs level has two bedrooms, full bath, and a kitchen with a dining area. Outside entrance has a sidewalk that leads to front and could possibly be a separate rental unit or mother-in-law apartment. Upstairs has a loft area with storage. Amenities include a paved drive with sidewalk to front door entrance, detached double-covered carport with big pretty shade trees. Built in 1941. Heated and cooled by heat pump (condition unknown). City water and sewer assumed. Catawba County Parcel Id #370308888495. Catawba County Assessed Tax Value is \$242,600.

GREAT OPPORTUNITY FOR HOME OWNERSHIP

OPEN FOR UPSET BIDS

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. **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).

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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.