

INVESTMENT PROPERTY REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY – JULY 10, 2024 -
1:00 PM**

*6455 St. Peters Church Road
Conover, NC 28613*

OPEN FOR UPSET BIDS

*Selling Real Property from the Estate of
James Calvin Lail (DECEASED)*

2 PARCELS SOLD AS ONE

DIRECTIONS: From Hickory: Take Springs Road, Turn Left onto St. Peters Church Road. (Sigs Tire). Go approximately 1 ½ miles. Property on LEFT. From Conover: Take NC Highway 16 North. Turn LEFT at traffic light onto St. Peters Church Road (Family Dollar). Go ¾ mile. Property on RIGHT. **WATCH FOR POINTERS AND SIGNS!**

DESCRIPTION OF REAL ESTATE:

PARCEL #1: According to Catawba County Tax Records, this parcel has .72 acres. Frame and vinyl home on the property has 728 square feet with two bedrooms, den, kitchen, and bath. Gas Heater in den (condition unknown). Double detached paved carport. 21' X 12' Leonard metal building with roll-up door and two additional outbuildings...10' X 16' and 18' X 12'. Lot Dimensions are 142' X 206' X 147' X 288'. Built in 1948. Catawba County Parcel ID #374502769114. Catawba County Tax value is \$93,600

PARCEL #2: Parcel Two adjoins Parcel One. Approximately 1.12 acres with lot dimensions of 147' X 232' X 234' X 273'. This parcel has a 15-foot Right-of-way from St. Peters Church Road Catawba County Parcel \$ 374502768286.

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).

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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.