

REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY
AUGUST 7, 2019 12:00 PM**

1108 2nd Street SE • Conover, NC 28613

***Selling Real Estate
Belonging to the Estate of Cody Garrett Harrelson
(DECEASED)***

***3 Bedroom / 2 Bath Brick Home
In Conover***

DIRECTIONS: From Bojangles in Conover, take US Highway 70 (Conover Blvd) East. Turn RIGHT onto 3rd Street SE (stoplight next to Conover City Cemetery). Go 1/4 mile and turn LEFT onto 11th Avenue SE and go around sharp curve where it turns into 2nd Street SE. Property on RIGHT. ***WATCH FOR POINTER AND SIGNS.....***

DESCRIPTION OF REAL ESTATE: Custom built 3 Bedroom/2 Bath Brick home located in the SE area of Conover. Per the tax records, this home has approximately 1125 total square feet. Built in 1963, this home features a formal living room, a dining area, spacious kitchen, along with the 3 bedrooms and 2 bath. This home is accented by a cozy covered front porch, and plenty of shade trees. Flooring is a combination of hardwoods and linoleum. Heating and cooling is by a Lennox Heat Pump. Also featured is a Single- Car Attached Carport with attached laundry/utility room. The lot dimensions per the tax map are 125' X 150' X 125' X 150'. Utilities are Public Water and Sewer. Applicable schools are North Newton Elementary, Newton-Conover Middle, and Newton-Conover High schools. Catawba County Tax Parcel ID #374110453883. Catawba County assessed tax value is \$100,100.

GREAT INVESTMENT OPPORTUNITY

TERMS ON ABOVE REAL ESTATE: TERMS ON 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 contingencies or inspection rights 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.