

# **INVESTMENT PROPERTY REAL ESTATE AUCTION**

**AUCTION HELD - WEDNESDAY – MARCH 19,  
2025 - 12:00 PM**

*531 21<sup>st</sup> Avenue NE  
Hickory, NC 28601*

## **OPEN FOR UPSET BIDS**

*Selling Real Property belonging to the Estate of  
Susan L. Nelson (DECEASED)*

**DIRECTIONS:** At the Stop Light past the Lenoir Rhyne University track field, turn RIGHT onto 5th Street NE. Go 1 mile. Turn RIGHT onto 21<sup>st</sup> Avenue NE. Property on LEFT. Property is on corner of 21<sup>st</sup> Avenue NE and 6<sup>th</sup> Street NE. **WATCH FOR POINTERS AND SIGNS!**

**DESCRIPTION OF REAL ESTATE:** Great Brick Home on a corner lot close to everything in the thriving Hickory area. According to Catawba County Tax records, this home has 1402 square feet on the main level. Interior main level layout includes Living Room with fireplace, kitchen, cozy den, 3 Bedrooms, and a full bath. The full unfinished basement has a half bath. The Basement has a garage door entrance, exterior door entrance and also interior entrance. Big picture window in Living Room overlooks a shaded front yard. Amenities include vinyl windows, gutters, and soffits. Hardwoods run throughout most of main level. Paved driveway circles the home with access to both streets. Covered back porch off Den entrance. Completely fenced backyard to let those pups run free. Front porch with stone planter that runs along the front of the house with sidewalk leading to front yard. Washer dryer, range and dishwasher stay with the home. Lot dimensions are 99' x 222' x 91' x 218'. Built in 1952. Catawba County Parcel ID #371305183573. Catawba

County assessed tax value is \$190,600.00. All information from Catawba County Tax Records and is subject to verification.

## ***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 Executor of the Estate. 5% down sale day, balance due in 30 days from 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. Upset bids accepted at the office of Attorney Robert A. Mullinax and it is the sole responsibility of buyer(s) to adhere to the hours available for upset bids. 5% Buyers Premium will apply to the final bid 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 sole discretion, pay liens and transfer title to buyer(s), or render the contract null and void.

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

**NCAFL # 7756**

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

*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.*