

NICE REAL ESTATE AUCTION

**AUCTION HELD - WEDNESDAY – APRIL 16, 2025
- 12:00 PM**

***4336 East Maiden Road
Maiden, NC 28650***

OPEN FOR UPSET BID

DIRECTIONS: From Newton: Take NC Highway 16 South. Take exit for NC Highway 150 West. At end of exit, take RIGHT onto NC Highway 150. Go approximately ¼ mile and turn RIGHT onto Lebanon Church Road. Go approximately 1 mile. Bare LEFT onto East Maiden Road. Go approximately one mile. Property on ROIHT. ***WATCH FOR POINTERS AND SIGNS!***

DESCRIPTION OF REAL ESTATE: Great Brick Home on a nice piece of property! According to the Catawba County Tax Records, this property has 1025 square feet of total living area on one level. Interior layout includes spacious living room, kitchen, dining area, 3 bedrooms and a full bath. Amenities include single attached carport with storage area, big enclosed double carport building with storage, additional open double carport and three (3) additional buildings. Metal roof on home. Plenty of paved parking with driveway on both sides of the home. Well and Septic. Corner Lot dimensions are 150' x 50' x 125' x 175' x 150'. Built in 1971. Catawba County Parcel ID #367601361693. Catawba County assessed tax value is \$180,200.00. 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 Power-of-Attorney. 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. Seller(s) hold right to void contract anytime during the upset bidding process. 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

P.O. BOX 742 CLAREMONT, NC 28610

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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.