

# ***TWO INVESTMENT PROPERTY'S REAL ESTATE AUCTION***

**AUCTION HELD - WEDNESDAY – JULY 24, 2025 -  
12:00 PM**

***TWO PROPERTIES BEING SOLD IN  
ONE DAY***

***OPEN FOR UPSET BIDS***

***BOTH PROPERTIES BEING SOLD FROM  
THE SAME LOCATION:  
6105 Little Mountain Road  
Sherrills Ford, NC 28673***

**DIRECTIONS:** From Newton, take NC Highway 16 South. Go 5.7 miles and turn LEFT onto Buffalo Shoals Road (across from Buffalo Supermarket and hardware). Go approximately ½ mile and turn RIGHT onto Little Mountain Road. Go approximately 3.8 miles. Property on RIGHT. ***WATCH FOR POINTERS AND SIGNS!***

**DESCRIPTION OF REAL ESTATE:**

***TRACT 1: 6105 Little Mountain Road, Sherrills Ford, NC – Petition to Partition Proceeding.*** This property is currently occupied, and prospective bidders may or may not be able to view the interior of the property. The auction will be conducted live at the property on Thursday, July 24, 2025 at 12 Noon. Bid will

stand open at the Catawba County Clerk of Court's office for upset bids, and the ten-day upset period will begin when the report of sale is presented at the Clerk of Court's office by the attorney. The final bid will be subject to approval by the Catawba County Clerk of Court. Any occupant of the property will be the sole responsibility of the successful purchaser. According to Catawba County tax records, this property has 960 square feet of total living area. Interior layout includes living room, kitchen, eating area, 3 bedrooms and a full bath. Amenities include a 14' X 12' deck, detached metal carport and a metal roof. Frame and vinyl construction. Well and Septic tank assumed (condition unknown). Built in 1961. Zoned R-40. Catawba County Parcel ID #369701098692. Catawba County assessed tax value is \$88,000.00. All information from Catawba County Tax Records and is subject to verification.

**TRACT 2: Real Estate Belonging to the Heirs of Verona Maye Cook (DECEASED)** – 6.85 Acre Tract off Water Plant Road in Maiden. Deed references 15' Right-of-Way. Zoned R-20. Catawba County Parcel ID #365709053292. Catawba County Tax Value if \$41,100.00. Sold from 6105 Little Mountain Road, Sherrills Ford, NC location.

## **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, 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 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.

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

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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.