

AUCTION

REAL ESTATE



Unreserved Real Estate
Saturday, June 13th @ 10 AM
277 NY State Hwy 7, Afton, NY
**House & Barns on 12 Acres *
16 Acres Riverfront * 56 Acres**
607-865-6951

LIVE Auction - Saturday, June 13th @ 10 AM

*House & Barns on 12 Acres * 16 Acres Riverfront * 56 Acres Absolutely Sells to the Highest Bidder Regardless of Price Without Minimum or Reserve!* A rare opportunity to purchase a property that has been in the same family for well over 150 years. Over 80 acres total will be sold in 3 parcels.

Parcel 1: Home and barns w/ approximately 12 acres. Over 1100' of frontage on NYS Route 7 and 370' on St. John Road. House has eat-in kitchen open to the dining room, living room, large laundry/pantry, bedroom, full bath, and mudroom. Upstairs are two bedrooms, a common area, and knee wall storage areas. The home is in turnkey condition and could be moved into at closing. It features a black-topped drive, full basement with concrete floor and outside entry, FHA wood/oil combination furnace, vinyl replacement windows, and a newer steel roof. Also on Parcel 1 is 39'x66' three story barn with drop mows that has been maintained and is in good condition w/ woven wire fence outside in the large barnyard. There is a 24'x40' Morton Building with overhead & sliding doors as well as the old farm granary which still exists in good condition. There is also a small pond and apple orchard on this parcel.

Parcel 2: Approximately 56 Acres of bare land with 1600+ feet of frontage on St. John Road. Land is a rolling topography with a mixture of woods, pasture and meadow. It has beautiful views of the Susquehanna river valley. Terrific for livestock and a place to build.

Parcel 3: Approximately 16 Acres of Susquehanna river bottom w/ nearly 600 feet of frontage on the river, and over 1200' frontage on NYS Rte. 7. Some great crop land.



Open Houses: May 30th & June 6th
9am-11am on both days

Visit Website for Full Auction Details

www.lambrechtauction.com