

# (2) ABSOLUTE REAL ESTATE AUCTIONS – TO SETTLE ESTATE

(2) Residential Single Family Homes

Hillcrest – Binghamton, NY

**Thursday August 1, 2024 6:00PM**

(2) Single Family Homes In Great Locations!

Both Selling Absolute, To The Highest Bidder, Regardless Of Price!!

**Auction Property 1:** 42 Kirkwood Ave., Hillcrest - Binghamton, NY. Single Family Home, 2-Sty., Blue Cedar Shake Sided Stately Older Home, 3 Bedrooms, 1 Bath, Hardwood Floors, Older Kitchen, Small Garage / Barn In Rear; Home Is In Solid Condition, Needs Some TLC & Updating. In A Great – Sought After Residential Area Lot, Tax Map ID# 129.37-1-38; Lot Is 58' x 150' Triangular Lot, .10 Ac.. Directions – Chenango St To Kirkwood Ave.

**Auction Property 2:** 26 Rochelle Rd, Hillcrest - Binghamton, NY. Single Family Home, Sgl Story, 2 Bedroom w/ Kitchen & 1 Bath. Home Is On Nice Deep Lot. Home Is Solid, But Needs Work & TLC, Smaller Home, Would Make A Great Rental!; In Great Residential Area, Tax Map ID# 129.45-1-23, Lot Is 50' x 200' Lot. Directions – Chenango St, To Kirkwood Ave To Rochelle Rd.

**Note: Both Properties Will Be Sold From Auction Property #2 - Properties Are 200 Yards Apart. This Is A Live Onsite Auction, No Online Bidding - You Must Be Present In Person To Bid. If Any Tests Are Wanted Or Needed They Must Be Done Prior To Auction. Properties Sell Absolute To The Highest Bidder Regardless Of Price! Properties Sells As-Is With No Contingencies!**

**Inspection Of Properties:** Each Home Will Be Open 1 1/2 Hours Prior To Auction Time.

**Terms Of Auction:** 20% Down Payment Due Day Of Auction For Each Property By Cash Or Good Check. Balance At Closing In 30 Days. 10% Buyers Premium/Auctioneers Fee Charged On Final Bid Price. Buyers Premium Added To The Final Bid Which Makes The Purchase Price. Properties Sell As-Is w/No Contingencies. Be Prepared. Properties Will Be With Good Marketable Title, Free Of All Liens And Encumbrances As Of Closing.

**Auction For:** The Estate of Carlton Harrison

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