

# SUPER REAL ESTATE AUCTION

175 Acre Beautiful Farm

LOCATION - LOCATION - LOCATION

1312 NYS Route 369, Chenango Forks, NY

**Thursday August 8, 2024 6:00PM**

Auction To Be Held At The Property at 1312 NYS Route 369,  
Chenango Forks, NY.

**175 Acre Farm With Beautiful 2-Family Home & Lg. 50' x 120'**

**Shop / Storage / Horse Barn!! A Great Opportunity To Buy Big Acreage  
With Nice Buildings - 10 Min. From Binghamton**

Beautiful Buildings With Nice Setting, All On 175 Acres, That Is Open & Wooded. There Is A Large Stately Home, That Is Presently Used As A 2-Family Residence w/ Apartments On Each Floor - Home Could Be A Large Single Family Again, Easily. Also On The Property There Is A 50' x 120' Steel Building That Is Multi-Use. There Are (6) Horse Stalls, Hay Storage, A 40' x 50' Insulated Shop Area, A 50' x 50' Storage Area And There Are (4) Lg. 12' High Overhead Doors. Property Has Good Road Through The Property To The Rear And There Is A 2+ Acre Stocked Pond. The Property Is Approx. 120 Acres Open And 50+ Acres Wooded. There Are (3) Nice Size Horse Paddocks. Property Has A Drilled Well & Good Spring Used For Hydrants For Animals. Lots Of Nice Open Fields Used For Hay & Corn. Property Is (2) Parcels That Are Selling Together - Both In The Town Of Fenton, 1312 St. Rt. 369, 173+- Acres w/ Buildings - Tax Map ID# 058.03-1-48 and 5785 NYS Rt. 79 Rear Lot, 2 Ac. Lot w/ No Road Frontage, Tax Map ID# 058.04-1-1. Great Location - 15 Min. From Binghamton, 40 Min. From Oneonta, 30 Min. From Norwich. There Is Unlimited Possibilities For This Property - **Come Take A Look!! Property Will Be Sold As-IS, Where-IS, How-IS. No Contingencies Of Any Kind. If Any Tests Are Wanted Or Needed, They Must Be Done Prior To Auction At Buyers Expense.**

**Sale Is Subject To NO Contingencies.**

**MUST SEE THIS PROPERTY - A RARE OPPORTUNITY TO BUY NICE  
BUILDINGS WITH NICE LARGE ACREAGE. PLAN TO ATTEND!!!**

**Open House On Property:** Monday, Aug. 5, 4:30PM-6PM, Or Day Of Auction From 4:30PM Until Auction Time.

**Terms On Real Estate:** 10% Buyers Premium Charged On Final Bid. Buyers Premium Is Added To Final Bid Price. Total Becomes The Purchase Price. 15% Down Payment Of Total Purchase Price Due Day Of Auction By Cash Or Good Check. Deposit Will Be Held In Auctioneers/Brokers Escrow Account. Balance Due At Closing In Approx. 30-45 Days - Properties Will Be Sold As-IS, With No Contingencies. Be Prepared!! Properties Will Be Sold Subject To Very Realistic & Reasonable Owners Confirmation Of High Bid. **Broker Participation Invited - Call Our Office For Info. Brokers Will Need To Have Their Clients Registered With Us 10 Days Before Auction.**



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