

# **Absolute Real Estate Auction Beautiful 4-5 Bedroom Home Plus – Lg. Steel Storage Building, Other Storage Buildings, All On 12 Acres Live Onsite Auction**

572 Wilkinson Rd., Sherburne, NY 13460 (Hamilton Area)

**Sunday September 14, 2025 2:00 pm**

Auction To Be Held At The Home At 572 Wilkinson Road, Sherburne NY.  
Take Rt. 12 North Of Sherburne 3 Miles To Right On Furman Mills Road  
To Left On Wilkinson Road.

**Beautiful Large Home With Large Steel Storage Building And Other  
Buildings On 12 Acres**

**Property Sells At Live Onsite Auction And Sells To Highest Bidder**

Single Family Home w/ 4-5 Bedrooms, 2 Story, 2 Baths, With A Large Addition w/Dining Room, 2 Sunrooms, Family Room & Bonus Room. The Whole Home Has Beautiful Woodwork, Nice Kitchen, And Has A Very Nice Cedar-Colored Wood Exterior. Home Has Oil/Wood Backup Radiant Heat In Main House And Has Propane Heat In Addition. A Real Nice Home Here w/ Unlimited Possibilities. Also On Parcel There Is A Nice 50' x 80' Steel Storage Building, Clear Span All Steel Structure w/Concrete Floor. There Is Also A Large 40' x 80' Former Livestock Barn That Is 2 Story That Is Used For Storage And Had A Large Finished Area That Was A Woodshop. There Is Also An Outdoor Stage For Entertaining, And Another Storage Building For Storage And Has An Outdoor Bar Area. All Of These Nice Buildings Are Situated On A 12 Acre Lot w/Lots Of Road Frontage On Wilkinson Road And The Side Road. **Must See This Property, On A Nice Quiet Country Road, But Is Close To Sherburne And Very Close To Hamilton- Come Take A Look!!**

**Property Sells Absolute To The Highest Bidder Regardless Of Price.**

**Property Sells As-Is With No Contingencies. If Any Tests Are Wanted Or Needed, They Must Be Done Prior To The Auction.**

**Terms Of Auction:** 10% Buyers Premium Will Be Used In This Auction. Whatever The Final Bid Is Of Property, Will Be The Final Bid Plus 10% Of – Total Becomes The Total Purchase Price. 15% Down Payment Of Total Purchase Price Is Due Day Of Auction At Contract Signing. Balance Due At Closing In 35-40 Days. Property Sells With No Contingencies And Sells As-Is. Be Prepared.

**Open House:** Sunday September 7, 3:00- 4:30 pm Or Day Of Auction 12:30 pm Till Auction Time.

**Visit Our Website For More Details, Terms & Pictures at  
[www.manasseauctions.com](http://www.manasseauctions.com)**



**Auctioneers & Licensed  
Real Estate Brokers Licensed  
Real Estate Brokers In NY & PA  
Whitney Point, N.Y. 13862  
607-692-4540 / 1-800-MANASSE  
[www.manasseauctions.com](http://www.manasseauctions.com)**

**In Our 60th Year In Business Conducting All Types Of Auctions!**