

ABSOLUTE REAL ESTATE

AUCTION

Single Family Home w/Garage-Barn - Selling For Local Bank

7451 Willey Rd., Earlville, NY (Hamilton Area)

Thursday October 30, 2025 5:30 PM

Home Is Located At 7451 Willey Road, Earlville NY (Poolville).
From Earlville: In Village Take East Main Street 1 Mile To Earlville Road,
Go 2 Miles To Poolville, Take Right, Go 150 Yards To Home.

Bank Foreclosed Single Family Home In Nice Area -

Vacant - Selling For Local Bank

2-Story, Single Family Home, 3-4 Bedrooms, 2 Baths, Has Hardwood Plank Floors, Vinyl Sided, Replacement Windows, Nice Side Porch. Property Also Has A 20'x 30' Barn/Garage In Rear. Home Is Very Solid, But In Need Of TLC. Needs Work! Would Be A Great Flip House, Rental Home Or Starter Home. In A Great Location, Close To Hamilton, Close To St Rt. 12B & St. Rt. 12. Come Take A Look! Home Is Vacant! All On A Nice 1/4 Acre Lot. Tax Map ID #: 199.12-1-47, Town Of Hamilton, Madison County.

Live Onsite Auction Held At The Property. Property Sells Absolute To The Highest Bidder - Regardless Of Price!! Home Sold As-IS, Where-IS, How - Is, No Warranties; Any Tests Wanted Or Needed Must Be Done Prior To Auction.

Open House On Real Estate: Day Of Auction From 4:00 PM - Until Auction Time.

Terms On Real Estate: A 10% Buyers Premium Will Be Added To The Final Bid Price, The Total Becomes The Purchase Price. 20% Down Of Purchase Price Required Day Of Auction In Cash Or Good Check w/ Positive ID. Balance Due On Closing In 30 Days - Sells Subject To No Contingencies. Be Prepared. Guaranteed Good Financial Title To New Buyer w/No Liens Or Encumbrances. **For More Details & Pics Refer To Our Website at www.manasseauctions.com**

Owner: Local Bank



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