

ABSOLUTE REAL ESTATE

AUCTION

**Single Family Ranch Home w/ Nice Garage -
Selling For Local Bank**

67 N. Main St., Middleville NY 13406 (Herkimer – Poland Area)

Thursday January 29, 2026 4:30PM

Bank Foreclosed Single Family Home w/ Nice Garage in Nice Area- Vacant
Selling For A Local Bank

Single Family Ranch Home, 2 Bedrooms, 1 Bath, Blue Wood Sided, 1 1/2-Car Detached Garage With Walk-Up Attic / 2nd Floor That Is Unfinished. Home Is Very Solid, But In Need Of TLC, Has Some Cleanup To Be Done Inside, From Previous Owners. Would Make A Great Rental Or Starter Home. Convenient Location - Close To Herkimer & Poland, Not Far From NYS Thruway & The Adirondacks. Come Take A Look! Tax Map ID # 100.50-1-9, Town of Middleville, Herkimer 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 3:30PM 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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