

# REAL ESTATE AUCTION

Date: Friday JUNE 14, 2019 at 10:00am

Location: 15 & 17 Clara St Dover, DE 19901



## Real Estate Terms and Conditions of Auction

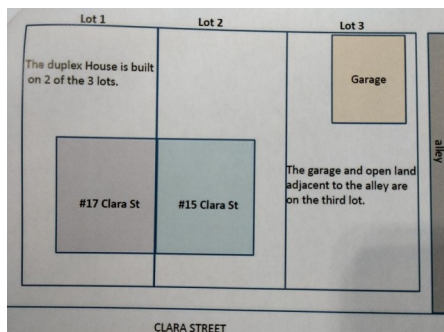
**Real Estate Terms:** Purchaser shall pay \$15,000.00 dollars down payment the day of auction with cash or certified check made payable to Green Gavel Auction, LLC.

The balance to be paid within 30 days.

Purchaser and seller shall pay the Delaware State Realty Transfer Tax and other transfer fees. If the above terms are not complied with, the down payment shall be forfeited. Seller reserves the right to accept or reject any and all bids; it is the intent of the seller to sell said property.

This property is being sold "as-is and where is" with no guarantees or implied warranty.

*Three-for-One Auction Price, 3060 sq ft Duplex, Detached Garage with Loft*



What a great investment property in Olde Dover. Each side of this Duplex has 3 Bedrooms, 2 Full Baths, Finished Attic with Full Basement. Fireplace in the living room. Updated roof, updated heating system. Wrap-around porch. Detached garage with loft. Appliances included. Minutes from Dover AFB, Bayhealth Hospital, downtown Dover.

Enjoy a short walk to Silver Lake or Wesley College. Don't miss this!

**Announcements made the day of auction supersede all advertisement**

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**Green Gavel Auction, LLC**

Ben Twilley, Auctioneer  
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