

**TERMS AND CONDITIONS OF SALE**  
**REAL PROPERTY LOCATED AT**  
**595 SPETZ HILL ROAD, TOWN OF PITTSFIELD,**  
**COUNTY OF WARREN, STATE OF PENNSYLVANIA,**  
**IDENTIFIED AS TAX PARCEL: YV-004-641820-000**  
**WILL BE OFFERED FOR SALE AT PUBLIC AUCTION**  
**ON MONDAY, OCTOBER 22, 2018. BIDDING TO BEGIN AT 6:00 PM**

The auction will be held on location at the property

**Auction Parcel** – Approximately .9 acre lot w/ seasonal camp, greenhouse, garage, workshop, and shed. Just steps away from 8000+ acres of State gamelands.

- (1.) This property is being offered for sale “AS IS, WHERE IS”, with no guarantees or warranties of any sort, either actual or implied, including but not limited to sewer/septic system, water system, plumbing, heating, electrical, interior and exterior of all buildings, any fixtures, and the land.
- (2.) All property boundaries are approximate, and no guarantees of any kind are given with respect to the acreage shown on tax maps or referred to in any existing deeds, surveys, or sale literature. A land survey will not be supplied by the seller.
- (3.) Prospective Purchasers are responsible for inspecting the property, being knowledgeable about its physical condition and any existing zoning regulations, leases, easements, rights of way, or other restrictions regarding its use, and understanding closing costs and fees, PRIOR TO THE AUCTION. The property is currently zoned R1.
- (4.) The sale will be subject to the approval of the Seller within 48 hours of the auction. The Seller reserves the right to accept or reject any and all bids, for any reason whatsoever.
- (5.) The successful high bidder will immediately sign a Contract for Sale of Real Property and will place a \$ 5,000.00 deposit in the form of cash or good check with Mike Peterson Auction & Realty Service to be held in their escrow account until closing.
- (6.) The deposit will NOT be refunded if the sale is not completed due to the default of the Buyer for any reason and therefore will be forfeited to the seller.
- (7.) The deposit WILL be refunded in full to the Purchaser if the sale is not completed due to the default of the Seller for any reason.
- (8.) The BALANCE will be due and POSSESSION will be granted at CLOSING. Projected closing date NOVEMBER 9, 2018.
- (9.) The Seller shall furnish a CLEAR & MARKETABLE DEED to the Purchaser, free and clear of any liens or encumbrances, subject to any leases, easements, rights of way, or deed restrictions of record. All OMG (Oil, Gas, Mineral) rights will transfer upon closing.

(10.) CLOSING COSTS – The Purchaser will pay for title search update, transfer taxes will be divided and paid for equally by Purchaser and Seller, and each will pay their own attorney fees.

(11.) PROPERTY TAXES will be PRORATED as of the CLOSING DATE.

(12.) Seller and/or Auctioneer reserve the right to cancel the auction for any reason prior to set auction date

(13.) Michael W. Peterson is acting only as Sales Agent for the Seller, and has no personal interest in the property.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER ON THE DAY OF THE SALE WILL TAKE PRECEDENCE OVER ANY PRINTED MATERIAL.

THE SELLER AND THIER SALES AGENTS WILL NOT BE HELD RESPONSIBLE FOR ANY ACCIDENTS SHOULD THEY OCCUR BEFORE, DURING, AFTER, OR BECAUSE OF THE AUCTION.

SELLER: James D. Rose

ATTORNEY: Kenneth L. Crosby (814) 723-4170  
400 Market Street  
Warren, PA 16365

BROKER: Michael W. Peterson, Mike Peterson Auction and Realty Service  
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## PROPERTY DESCRIPTION

LOCATION: 595 Spetz Hill Road, Spring Creek, Pennsylvania, 16436  
Town of Pittsfield, County of Warren, State of Pennsylvania

TAX PARCEL NUMBER: YV-004-641820-000

TAX ASSESSMENT: \$

FULL MARKET VALUE: \$

TAXES: \$ Town/County: \$ School: \$314.15

SCHOOL DISTRICT: Warren County

LAND: Approximately .9 acres

GARAGE: 20' x 24', wood floor, electric

SHED: 10' X 12'

GREENHOUSE: 17' x 32', steel & fiberglass panels

WORK SHOP: 5' x 10', electric

CAMP: 2010 One story, untraditional tire and concrete construction, partially underground

EXTERIOR: wood and concrete, steel roof

HEATING: Coal/Wood Stove

HOT WATER: 2 ½ gallon electric and Wood hot water heater, stainless steel, Amish style

ELECTRICAL: 100 amp service w/ breakers with a 30 amp sub panel

SEPTIC: 2 Optins: 1000 gallon holding tank w/ outhouse & sewage processing station

WATER: 250 gallon rain collection tank w/ 55 gallon sub tank inside w/ 9 volt flow pump

ENCLOSED ENTRANCE/GREEHOUSE AREA: 50'x 12'

INTERIOR: (All measurements approximate)

UTILITY ROOM: 8' x 11', concrete floor, wood hot water heater located here, 70 gln dehumidifier

KITCHEN: 7' x 11', center light, concrete floor, Kenmore propane stove, Golan refrigerator (new), sink, shelves

LIVING ROOM: 18' x 19', concrete floor, wood stove located here

BATHROOM: 9' x 11', urinal, toilet, sink, and shower, center light, concrete floor

BEDROOM: 12' x 18', concrete floor, closet, built in bed frame

Call for private showing only, otherwise visits at open house 2 hours prior to auction.  
Mike Peterson, Auctioneer, Broker 716-665-0668