

# ONLINE REAL ESTATE & CONTENTS AUCTION

From the Estate of Mr. Willis Clare Cole

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## 3324 Saranac Drive, Sharpsville, PA 16150

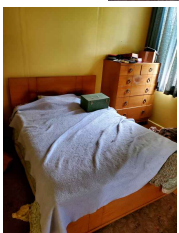
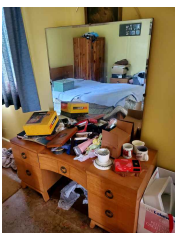
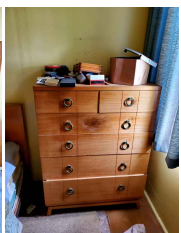
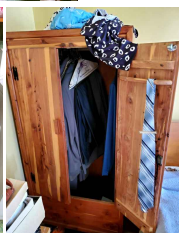
Click & Bid

### Online Bidding Underway Now! Bidding Concludes, Fri., July 23rd at 6:00 PM

**Real Estate:** Super Prime Corner! This historical property, was originally a solid brick 2 level schoolhouse, now with living on the lower level. Prime commercial property, on very busy crossroads. Great to restore, home, business, apartments, many investment opportunities. City Sewer. Contents of House Sold Separately. **Taxes are approx. \$700.00 per year.**

#### Complete Bundle Contents or Selection Rights

Only loose items, NO items that are fixtures of the home or attached. No items such as screen windows or loose parts that are items for the home. Inspection 1 hour prior to bids closing out.



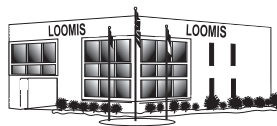
#### Open House / Inspection:

Drive on inspections permitted. Call or email us to schedule a private viewing appointment today! Final inspection 1 hour before sale time on auction day. Auction staff will accept floor bids at this time. **Real Estate Agent/Broker Participation Invited!**

**Real Estate Terms & Conditions:** Property Sold AS-IS. 10% Deposit of final bid, auction day. 10-15% Buyer's premium added to final bid, auction day. Balance at closing. Guaranteed Clear, Good Title At Closing.

**Closing Costs:** Unless specified in writing, buyer and seller, assume closing costs, split 50% seller / 50% buyer. All current taxes prorated the time of settlement. Any and all delinquent taxes are assumed and paid by seller. All information has been provided by seller. It is the sole responsibility for buyer to perform any and all due diligence, prior to bidding. Bidders / Buyers understand and agree to the terms and conditions, and real estate auction agreement, prior to bidding. Bidders / Buyers agree to "hold harmless" Loomis Auctioneers of any, and all liability, whatsoever. Need financing? Contact Loomis Auctioneers for more info. **Real Estate Agent Participation Invited.** Need assistance or have questions regarding the auction process? Need lending or other financial info? Call us regarding the FAQ's. How do I bid? Do we need all the money auction day or at the closing of auction? Not at all, only the deposit and buyer's premium. The balance at closing. Can we have an extension for closing? Yes, for qualified buyers. Call us, we can answer all the questions, we love to talk to our bidders!

Online Auction  
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\* Buyers of all categories of inventory! [loomisgroupco@gmail.com](mailto:loomisgroupco@gmail.com)



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