

ONLINE REAL ESTATE ABSOLUTE AUCTION!

Updated Exterior House in Shenango Valley

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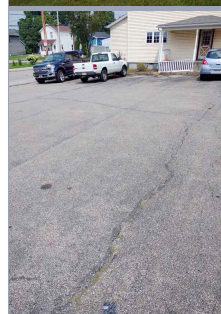


646 Emerson Ave., Farrell, PA 16121
 Corner of Roemer & Emerson (Center of Corner City)



This Emerson Ave Property in Farrell is now selling at Absolute Auction, as instructed by the seller. The previous reserve of nearly \$20,000.00 has been lifted, and the property will now be sold to the highest bidder. Don't miss out on this great property, on a prime, HUGE, corner lot, with a blacktop parking lot, now selling to the highest bidder!

Online Bidding Underway Now!
Bidding Concludes, Thursday, Sept. 30th, at 1:30 PM



Property Overview: Good center city location. Tons of traffic, great location for a business. Huge blacktop parking lot to the west. Commercial with 2 huge lots (#708 & #640 Emerson) included!!! Interior is demoed & ready for renovation. Seller started the project & just does not have the time to complete. Taxes approx. \$1,450.00.

OPEN HOUSE / INSPECTION

Please call or email us to schedule your private viewing appointment at any time. Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

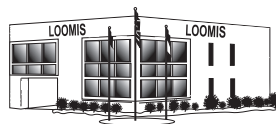
Bid Now!

Doors open on auction day at 12:30 PM for final inspections. Auction Staff will also accept bids on the "floor" on auction day.
Real Estate Agent/Broker Participation Invited!

Bid Now!

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!

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* Buyers of all categories of inventory! loomisgroupco@gmail.com



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