

# ONLINE REAL ESTATE INTERNET AUCTION! Nice Shenango Valley Home for Living or Renting

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Click & Bid

**1015 Webster St., Farrell, PA 16121**

Click & Bid

**Online Bidding Underway Now!**

**Bidding Concludes, Monday, November 1st at 1:30 PM**

**Bid Now!**

## Property Overview:

Nice, 2 Bedroom move in ready home, on a great lot. Good Neighborhood. Low taxes & utilities. Currently rented @ \$500.00 per month, month to month.

**Bid Now!**



## 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.

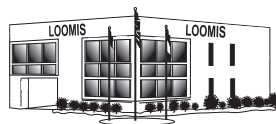
Doors open on auction day at 12:30 PM for final inspections. Auction Staff will also accept bids on the "floor" on auction day.

**Real Estate Agent/Broker Participation Invited!**



**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](mailto:loomisgroupco@gmail.com)



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