

# Online Real Estate Silent Auction! Prime Neshannock Property, Fantastic Location!

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*Disclaimer: This is an approximate outline of the property. Buyers are instructed to perform their own due diligence and inspections. All Properties / Real Estate are sold AS-IS.*



**435 Tebay Lane, New Castle, PA 16105 / Neshannock Township**  
**AKA: The Tebay Farm Homestead**



**Now Accepting Silent Bids!**  
**Bidding Concludes, Wed., Nov. 10th at 1:00 PM**

*\*Seller reserves the right to conclude the auction early, if a bid is accepted prior to ending day published.*

**Property Overview: Super Prime Neshannock Property, 29.480 Acres** (reflects tax card), more or less. Long lane into the center of the property, leading to the existing home. Original home located in the (about) center of the property, utilities on property.

Parcel #25408100

To the East Boarder: Pearson Park  
To the West Boarder: Homes  
To the North Boarder: Hess Ice Rink  
To the South Boarder: Homes

**Bid Now!**

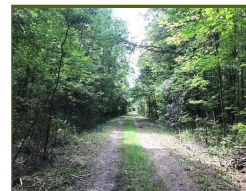
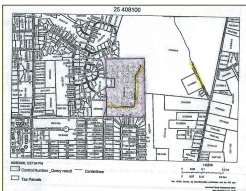
**Bid Now!**

Totally secluded, large timber. Gas, oil extraction, mineral, timber rights all included! Perfect location for a secluded home, sportsman's property, development, investment, subdivide.

Call or email us to schedule a private viewing appointment today!

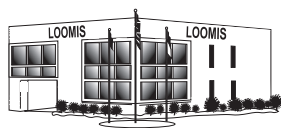
**DRIVE ON INSPECTIONS PERMITTED**

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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