

# ONLINE REAL ESTATE AND PERSONAL INVENTORY AUCTION

For The Estate of Father James Kennelley • Ms. Mary Pollock, Executrix

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## 9208 S. Lake Road, Linesville (Espyville), PA 16424



### Online Bidding Underway, Now!

**LOT #1:** This great farm home was built over 100 years ago. Mostly renovated by Father Kennelley. Walking distance to the lake, on about 2.5 acres. Great, quiet, country neighborhood. Two story, well home with basement. 3 Bedrooms, mostly remodeled and renovated in and out. Oak hardwood enclosed newly renovated front porch, new windows, bay window off dining room. All hardwood floors & trim. Oak kitchen with breakfast bar. Back porch off of the kitchen, upstairs study (or bedroom). New half bath downstair, upstairs bath / laundry room. Blacktop drive, two car attached garage. Good roof and spouting.

**LOT #2:** This beautiful lot of approx. 2 acres with large shop/ garage, is a separate deed, and adjoins lot #1. This lot has subdivided lots within, however selling as one parcel. Road frontage on front and back roads. **LOT #3:** Combination of lots #1 and #2

**Jeep SUV, Pick-Up, Honda Gold Wing, Boats, Trailers, John Deere Loader, Finishing Mower, Tools, Shop, In The Home, Custom Oak & Fine Furniture after real estate auction!**



**OPEN HOUSE: Sun, Oct. 9th, from 4:00 - 5:00 PM**  
Call or email us to schedule a viewing appointment today!

Drive by inspections okay. Inspections only with approval of Loomis Auctioneers.

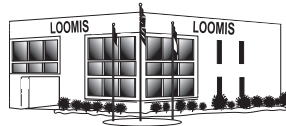
**Bid Now!**

Doors open on auction day, 1 hour before bidding ends, for final inspections. Auctioneer will accept bids on the "auction floor" at this time.

**Bid Now!**

**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!



25 Executive Ct, P.O. Box 298  
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\* Buyers of all categories of inventory! [loomisgroupco@gmail.com](mailto:loomisgroupco@gmail.com)



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