

NOW ABSOLUTE INTERNET AUCTION! REAL ESTATE AND PERSONAL INVENTORY

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471 Jefferson Avenue, Sharon, PA 16146



Located at the end of Highland, make right, left side. In a very good area, across from baseball field.

Online Bidding Underway Now!
Bidding Concludes, Saturday, June 6th, at 3:00 PM

INVENTORY AND REAL ESTATE INSPECTIONS
June 3rd at 2 PM, and 6th, at 12 PM to end of auctions

Auction Staff will be taking online location bids.
ALL STATE OF PA SOCIAL MANDATES ENFORCED. See Bidding Site for details.



Bid Now!

OVERVIEW OF REAL ESTATE:

Very well maintained, and in very good condition!
Extremely nice home, in a good area! Move in ready!!

Bid Now!

Per Seller: 3 Bedroom, 1.5 baths, formal dining, kitchen, enclosed front & back porch, partial finished basement, plus laundry & work area. Blacktop drive, garage, with separated big shop (very nice), very large back yard! Gas. **Also per Seller:** "A neighboring home recently sold for \$75,000.00 not as nice as this home!" **Plus Items:** Newer Roof (like new) • New water proof basement • New Water Heater • Newer Furnace • Sided • Very low taxes and utilities. Very low Maintenance! • Taxes Under \$1,000.00 total for the year! • All city utilities. ***Custom Wood Barn / Shed:** The portable custom barn will be sold separately. Can be easily moved with a trailer, or tilt bed. *Not included in the sale of the real estate.

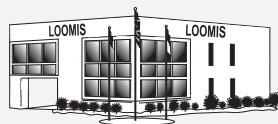
ALL LOTS, INCLUDING THE REAL ESTATE, ARE SELLING AT ABSOLUTE AUCTION TO THE HIGHEST BIDDER!



Also selling the personal inventory from the home, and shop, from an Estate! Home Furnishings, Antiques, Appliances, Vintage Beer Signs, Vintage Toys & Games, Collectibles, Tools, More!

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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or: (724) 528-2550 Ext. 214



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



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