

Real Estate Auction

Saturday, October 23, 2010; 10:00 am

This property has been reduced to sell.

Zoned both Residential and Commercial

3 bedroom House, on lot over looking the Historic town of Honesdale, PA.

Municipal sewer, municipal water. Within walking distance to store.

Location of Property: 121 Sunrise Avenue, Honesdale, PA (Rt 191S)

Wayne County ID: Control Number: 015180, Tax Map ID # 11-0-0013-0043, Deed Book: R-0963/0151

Mineral rights are intact with property.

HOUSE: 1 Story Stick Built; PPL certified electric house; Brick faced; surrounded by trees; 3 bedrooms (hardwood); kitchen (hardwood), living room; 1 bathroom with laundry; Family Room, 2 attached garages; electric heat with wood/coal stove, Full walkout basement includes utility room; family room; garage. Back deck with picturesque view of Honesdale. Shed/Play House: 12x12 with loft & porch, Garden Ponds; Fenced in back yard; Built in 1972. Taxes: \$1,567.00.

Open House: by appointment

Terms: Real Estate: \$15,000 deposit day of auction, 3% buyers premium paid the day of auction. Closing within 90 days of auction. Cash or Check with driver's license. No warranties expressed or implied. All announcements on sale day take precedence over any printed or previous oral statement.

Broker/Agent with buyers must register buyer 24 hour prior to auction in writing. Broker/Agent registration and terms can be found on web site.

web site: www.KinzingerAuctions.com

Auctioneers: Scott Kinzinger, AU-003845-L - (570) 253-9238

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