



REAL ESTATE SPECIALISTS

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MCCURDYAUCTION.COM



5 RESIDENTIAL
ABSOLUTE
REAL ESTATE AUCTIONS
SATURDAY, OCTOBER 1st

369 AUCTIONS IN
2010

NW
ABSOLUTE



ID# 2437

907 N. COOLIDGE, 10/1 AT 10AM

NO MINIMUM, NO RESERVE - 1,360 SF, 2-BR, 1-BA Riverside home has covered front porch, partial unfinished basement, formal dining, hardwood floors and 1-car detached garage. This home has smoke/fire damage. Year Built: 1927; SF: 1,360; Gen. Tax: \$1,253.28 ; No Specials. (13th & McLean. East to Coolidge, South to home.)

NW
ABSOLUTE



ID# 2441

312 N. CLAYTON, 10/1 AT 11AM

NO MINIMUM, NO RESERVE - 2-BR home in excellent West side location with lots of updates! Home has newer permanent siding including wrapped soffits and fascia, patio, unfin bsmt, CH/CA, new carpet and spacious kitchen. Year Built: 1922; SF: 748; Gen. Tax: \$583.23; No Specials. (2nd & Meridian. West to Clayton, North to home.)

SE
ABSOLUTE



ID# 2440

1746 S. SANTA FE, 10/1 AT 1PM

NO MINIMUM, NO RESERVE - 2-BR home with new forced air furnace, some new replacement windows, updates in bathroom, patio and 1-car attached garage. Rented for \$400/month, lease until April 2012. Year Built: 1955; SF: 792; Gen. Tax: \$585.03; No Specials. (Harry & Washington. West to Santa Fe, South to home.)

SE
ABSOLUTE



ID# 2439

1015 S. PINERIDGE, 10/1 AT 2PM

NO MINIMUM, NO RESERVE - 2-BR Ranch with newer Heritage style premium grade roof, updated electrical, new furnace and 1-car garage converted to storage. Rented for \$400/month, no lease. Year Built: 1949; SF: 676; Gen. Tax: \$593.32; No Specials. (Lincoln & Edgemoor. East to Pineridge, South to home.)

NE
ABSOLUTE



ID# 2438

923 N. DELLROSE, 10/1 AT 3PM

NO MINIMUM, NO RESERVE - 2-BR Ranch w/ finished basement & 1-car attached garage, hrdwd flrs, formal dining, sun room, CH/CA, fenced backyard permanent siding. Rented for \$525/month, no lease. Year Built: 1948; SF: 834; Gen. Tax: \$749.27; No Specials. (Central & Oliver. West to Dellrose, North to home.)

5 ABSOLUTE, ON-SITE AUCTIONS - 3% BROKER PARTICIPATION RECOGNIZED

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TERMS: A non-refundable earnest deposit of \$2,500 is due the day of the auction with the balance due in cash at closing. There will be a 10% Buyer's Premium. Closing will take place on or before 30 days following the auction. This property is selling at public auction in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, environmental, survey, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. Broker participation is recognized. Broker/Agents must pre-register with McCurdy Auction, LLC 24 hours prior to the auction. Call for pre-registration form or visit www.mccurdyauction.com for additional information. --- Copyright © 2011 - All Rights Reserved - McCurdy Auction, LLC