

McGee Real Estate Auction

Friday, October 16 @ 5:30PM

150 Prospect St. Mansfield, PA 16933

0.38 acre lot with a 4 bedroom, 2 bathroom home. N/G heat, N/G hot water tank, kitchen, dining room, living room, screened-in back porch, L-shaped basement/workshop w/ concrete floor. Newer vinyl siding, new shingle roof, outdoor shed, paved driveway, 2 car garage w/ automatic door openers. Public water & sewer, Mansfield Borough, Southern Tioga School District, Tioga County. Also included with the real estate are all of the appliances and contents of the home. Nice, quiet neighborhood close to all of the town amenities!

Subject to immediate owner confirmation.

Any inspections must be done prior to auction at potential buyer's expense.

Shown by appointment only - call Tim Sr.
607-346-3391.

Terms: ID required to obtain buyer's number. 10% non-refundable down payment due day of auction in the form of cash or check w/ bank letter of credit guaranteeing funds addressed to Tim Kaltenbach Sr. Closing in 30 days at Six West Settlements Wellsboro, PA.

Real Estate being sold in as-is condition!
No buyer's premium!

Sellers:

Janet T. McGee & the late Richard O. McGee
Dale & Gay Sexton P.O.A.

— AUCTION CONDUCTED BY: —

Tim Kaltenbach Sr. and Family
PROFESSIONAL AUCTION SERVICE

Licensed & Bonded Since 1999

TIM Sr.: 607-346-3391
AU-3835-L

TIM Jr.: 607-857-9979
AU-5984

