

FLYNN AUCTIONS

Two Single Family Homes • Dartmouth, MA • July 31, 2010 @ 11AM



AUCTION

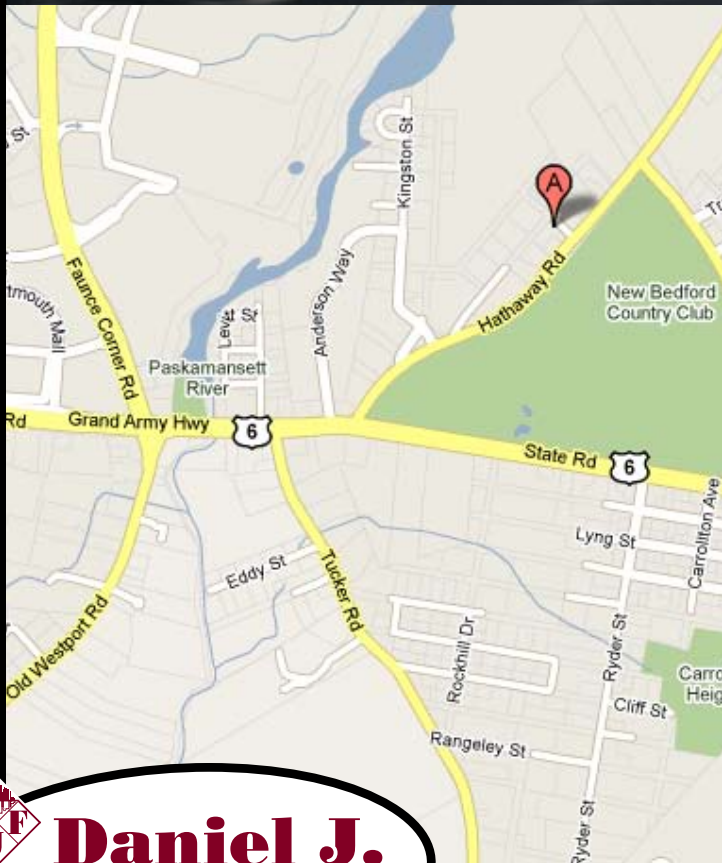
Dartmouth, MA
58 Hathaway Road & 1 Oakum Street
Two Single Family Homes

July 31, 2010 @ 11AM
Open House July 24th • 11-1PM

Two (2) Single Family homes in a convenient location across from New Bedford Country Club. One is on a corner lot and the other on a dead end street with easy access to the Dartmouth Mall, University of Mass - Dartmouth and Rt. 195.

TERMS: \$5,000 deposit in cash, certified or bank check, per home, at the sale. Balance due in thirty (30) days, and a 10% buyer's premium. Other terms, if any, announced at sale. MA Lic #300.

2% Co-Broke Participation offered!



**Daniel J.
Flynn & Co., Inc.**

1495 Hancock Street, Quincy, MA 02169 • 617-479-9000 • www.FlynnAuctions.com • MA Lic. #300

AUCTIONEER'S DISCLAIMER: All information regarding this auction was derived from reliable sources believed correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction block will take precedence over any previously printed material or any other oral statements made.

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TERMS & CONDITIONS

- Terms of Sale: \$5,000 deposit in cash, certified or bank check, per property, at sale.
- Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to Daniel J. Flynn & Co., Inc. as Escrow Agent.
- Closing will take place on or before 30 days from the auction unless otherwise agreed upon by Seller, in writing.
- A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. The bid price plus the Buyer's Premium will constitute the Total Purchase Price. See Buyer's premium explanation in Bidder Information Package for a clear explanation of the process.
- You must rely on your own inspection and judgment when viewing this property. The property is being sold "as is, with all faults". We encourage you to attend the preview and thoroughly inspect the property.
- The property is NOT being sold with a financing contingency, so we

recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale.

- Other terms, if any, to be announced at the auction sale.

The Buyer at the Auction Sale shall be responsible for the Auctioneer's Fee (Buyers Premium) in the amount of TEN percent (10%) of the final bid price. This 10% Buyers Premium will be added to the high bid price and shall constitute the contract sales price.

Example:

Bid Price:	\$1,000,000
10% Buyers Premium:	+ \$100,000
Contract Sales Price	<u>\$1,100,000</u>

The contract sales price represents the total due from the Buyer and will be the total amount entered on the Purchase & Sales Agreement.



58 Hathaway Road is a colonial style home featuring 1,251^{+/-} SF of living space with 6 rooms, 3 bedrooms and 1 bath. Situated on a 4,000^{+/-} SF lot, Map 177, Block 58. Bristol County Registry of Deeds, Book: 8348, Page: 123.



1 Oakum Street is a ranch style home featuring 800^{+/-} SF of living space with 4 rooms, 2 bedrooms and 1 bath. Situated on a 6,534^{+/-} SF lot, Map 177, Block 58-1. Bristol County Registry of Deeds, Book: 8348, Page: 123.



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