

Cortland County
Real Property Tax Foreclosure
Auction

-

Properties of All Types Throughout
Cortland County

Thursday April 7, 2016
11:00AM

Auction To Be Held @ The Cortland County
Auditorium

60 Central Ave., Cortland, NY 13045

TERMS & CONDITIONS OF AUCTION

We welcome you to the County of Cortland Real Property Tax Foreclosure Auction. This auction presents to you a great opportunity to purchase properties of all types, being sold at one location. The descriptions and information in this catalog is what has been provided to us. Use this catalog as a guide only. We make no Warranties or Guarantees to the information provided, as you are encouraged to do your own due diligence in researching the properties. Please read fully the Terms & Conditions of Sale in this catalog. Announcements made day of Auction take precedence over printed material. Thank You all for attending and we wish you all good luck in your bidding! A great opportunity!! Real Estate is the Best Investment!!

Auction Will Be Held @ The Cortland County Office Building Auditorium,
60 Central Avenue, Cortland, NY 13045.

General

1. All properties offered at this auction have been foreclosed due to Real Property Tax Law. All properties are sold "AS IS-WHERE IS-HOW IS". Bidder shall be solely responsible for determining all conditions of the property prior to bidding. The County makes no representation as to the quality of title, lot size, shape or location, or conditions or existence of any or all improvements on any parcel or to the condition of the property(ies), this also applies to the concern of environmental problems. The County makes no promises or statements of fact about any parcel that is being offered for sale. No employee or agent of the County has any authority to make any promises or representations of any nature concerning any of these parcels. It is the responsibility of each bidder to investigate any and all aspects of the status of each parcel that he or she may desire to purchase **PRIOR TO BIDDING ON THE PARCEL.**
2. You are strongly encouraged to go to the property(ies) you are interested in and examine them in person from the sidewalk or street. You are, however, prohibited from trespassing on the property(ies) or entering the building(s), if applicable. This restriction also applies to the highest bidder on the property until the Quit Claim Deed transferring ownership from the County to the new owner is recorded in the County Clerk's Office.
3. Properties will be conveyed to the highest qualified bidder. The County of Cortland reserves the right to reject any and all bids of any kind. The delinquent taxpayer nor anyone acting on their behalf shall be entitled to bid or purchase the property. The individuals who have previously defaulted on a bid, or who are currently delinquent on any other parcel in the County shall not be permitted to bid on any properties offered at this auction.
4. The Former Owner of the property, or his agent(s) shall not be deemed the successful bidder on a County property or purchase their former property at the public auction, **UNLESS THE PREVIOUS OWNER PAYS THE AUCTION BID PRICE, AUCTIONEERS FEE, ALL RECORDING & ADMINISTRATIVE FEES AND ALL BACK, CURRENT & DELINQUENT TAXES AND PENALTIES IN CERTIFIED OR GUARANTEED FUNDS. PREVIOUS OWNERS WILL ONLY BE ALLOWED TO BID WITH PRIOR COUNTY / CITY TREASURER APPROVAL, 3 DAYS PRIOR TO AUCTION DAY & MUST MEET ALL REQUIREMENTS STATED ABOVE. IF THE FORMER OWNER OR HIS AGENT RE-ACQUIRES THE PROPERTY, ALL LIENS EXISTING PRIOR TO THE FORECLOSURE SHALL BE REINSTATED AND THE FORMER OWNER MUST SIGN THE DEED TO RE-INSTATE THE LIENS.**
5. The County of Cortland reserves the right to withdraw from sale any properties which are listed and or at their option, to group one or more parcels together into one sale. All items may be sold in random order.
6. Auction & Tax information is available at the Cortland County Treasurers Office, 60 Central Avenue, Cortland, NY. Tax maps are available for viewing at the Cortland County Real Property Tax Office at 60 Central Avenue, Cortland, NY. Tax maps are only representations and may depict a proposed development or road. The County does not guarantee that a development and/or road actually exists, nor does it guarantee the eventual development of such. Tax maps do not represent exact dimensions and are not intended to be used in place of a survey map. Tax maps may not accurately depict the exact location of a property. Bidders are also encouraged to obtain the zoning regulations from the municipality where the property is located. Town zoning and building code information can be obtained at the town, city or village where the property is located. It is the responsibility of the bidder to research any existing violations or restrictions on the property. Any promotional tools such as photographs, tax maps, signs, written or verbal descriptions, etc. are for informational purposes and guide only.
7. All deeds issued shall be by Quit Claim Deed only. The County will not furnish an abstract of title or title insurance.
8. The Auctioneer and the Seller shall remain forever immune from any and all liability concerning any personal injury, environmental hazards or property damage occurring before, during or after the auction, no matter what the cause. Additionally, the Auctioneer and Seller shall remain forever immune from the consequences of purchase of any and all properties at this auction.
9. All decisions regarding bidding disputes shall remain completely within the Auctioneer's discretion. The

Auctioneer retains the right to reject any bid that is not within current bidding increments or that is not an appropriate advancement over the preceding bid.

Financial

1. All prospective bidders must register the day of the auction in person. Registration will begin at 9:30AM the day of the Auction. Individuals must show a valid drivers license for issuance of a buyer number. Each purchaser will be required to sign a legally binding Property Bid Acknowledgement Form for each purchase which commits the purchaser to compliance with all Terms and Conditions as stated herein. No mailed or faxes bids will be accepted.
2. All bid deposits must be made with cash or good check, immediately following the auction, and a receipt will be issued. Persons are required to have multiple checks for payment purposes. If paying by personal check, please keep this in mind. We recommend potential buyers, paying by check, to bring with them a ½ dozen checks, for each property, in order to pay all moneys due day of Auction, in separate checks.

Bid Deposit Requirement

- A. If the successful bid is under \$1,000.00 the FULL AMOUNT of the bid must be paid by the end of the auction to the County of Cortland, depending on the property purchased.
- B. If the successful bid is over \$1000.00, a deposit of 10% of the bid price or \$1,000.00, whichever is greater is due at the end of the auction.
- C. It is the successful bidder's responsibility to pay the auctioneer 7 ½ % above the bid price on the day of the Auction.

Multiple Checks Will Be Needed To Pay For Each Property.

- D.
 1. **For Cortland County Properties Purchased:** In addition to the bid deposit & auctioneers fee, the successful bidder will be responsible for an administrative fee of \$508.00 (per parcel), recording fee for the deed(s), transfer tax(es) connected with the property(ies) and a County Clerk Fee (per parcel). The purchaser will be responsible for 2016 Town & County Tax Bills including relevies if any, payable at the Town Tax Collectors thru May 31, 2016. The purchaser may also be responsible for the 2015/2016 Enlarged City School Tax Bill payable in the Treasurer's Office. Successful Bidders will be responsible for all future taxes following closing. The bid deposit, auctioneers fee and administration fee will be collected at the end of the auction. The Enlarged City School taxes, stated above, recording fee for deed(s), transfer tax(es), and County Clerk Fee will be collected at the time balance is paid to the County Treasurer.
- E. DEPOSITS AND PAYMENTS must be cash or good personal checks. Checks are to be made payable to Cortland County Treasurer as well as a check made payable to Mel Manasse & Son, Auctioneers regarding the auctioneer fee (For All Properties).
- F. Full payment of bid is required within thirty (30) days following the auction. At this time, you must present to the County the receipt received day of auction and the balance must be satisfied in cash or certified funds, and made payable to Cortland County Treasurer. If the successful bidder fails to pay the balance of such purchase price within the required thirty (30) day period, the bid deposit, auctioneers fee, administrative fee and any additional fee(s) may be forfeited and retained by the County of Cortland as well as the auctioneer, at the option of the County Treasurer.
- G. Evictions, if necessary, are solely the responsibility of the successful bidder after closing and recording of the deed.
- H. The purchaser may not assign his / her right to complete the sale. ALL DEEDS SHALL BE EXECUTED SOLELY IN THE NAME OF THE BIDDER AND THEIR SPOUSE, IF DESIRED.
- I. No personal property is included in the sale of any of the parcels owned by Cortland County. The

disposition of any personal property on any parcel sold shall be the sole responsibility of the successful bidder following closing.

- J. Default by purchaser or failure to meet these rules, terms and conditions will result in forfeiture of the required deposits and may result in rejection of any future offers of County owned property.
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Deed Description

The County of Cortland will issue a Quit Claim Deed consisting of the popular description listed in the auction notice. This information has been obtained from the Real Property Tax Service office inventory file, and is for ease of identifying only. The Deed will be issued within 30 days after the auction.

* All successful bidders will be responsible for 2016 Town & County Tax Bills including relieves if any, payable at the Town Tax Collectors thru May 31, 2016. The purchaser may also be responsible for the 2015/2016 Enlarged City School Tax Bill payable in the Treasurer's Office. Successful Bidders will be responsible for all future taxes following closing. The bid deposit, auctioneers fee and administration fee will be collected at the end of the auction. The Enlarged City School taxes, stated above, recording fee for deed(s), transfer tax(es), and County Clerk Fee will be collected at the time balance is paid to the County Treasurer

Possession

The purchaser may not take possession of the premises until the deed has been recorded. Possession of the parcel(s) may be subject to the occupancy of previous owner(s) and / or tenant(s). It shall be the responsibility of the purchaser to obtain possession and/or evictions of former occupants. The County of Cortland is not responsible at any time for obtaining access to the buildings located on the premises.

Deed Restrictions

The County of Cortland reserves the right to require that each deed issued will contain a restriction in reference to the prior owner. This restriction that requires an additional payment equal to the accumulated taxes, penalties, and interest due as of the tax foreclosure. It will apply only if the property is sold to the former owner or his/her spouse or children during the seven years following the purchase.

Common Questions & Answers:

How much are the back taxes owed on the property(ies)?

- The County of Cortland are selling these properties foreclosed for the purpose of unpaid taxes to place the parcels back on the tax rolls, after being sold to responsible purchaser(s). Therefore, no back taxes are owed in purchasing the properties. The only taxes due on the properties are as follows: For Cortland County Properties: All successful bidders will be responsible for 2016 Town & County Tax Bills including relieves if any, payable at the Town Tax Collectors thru May 31, 2016. The purchaser may also be responsible for the 2015/2016 Enlarged City School Tax Bill payable in the Treasurer's Office. Successful Bidders will be responsible for all future taxes following closing. The bid deposit, auctioneers fee and administration fee will be collected at the end of the auction. The Enlarged City School taxes, stated above, recording fee for deed(s), transfer tax(es), and County Clerk Fee will be collected at the time balance is paid to the County Treasurer. Successful Bidders will be responsible for all future taxes following closing.

How can I see the inside of the property(ies) if there is a building on it?

- The County of Cortland have certain properties which have a scheduled showing date & time. All other properties, if not listed on the showings list, will NOT have a showing on the property and you are to view from the road, at your own risk. You are, however, prohibited from trespassing on any of the property(ies) or entering the building(s), except during schedule showing date & time.

What is the starting bid on the properties?

- The starting bid on the properties is determined by the public. The assessment does not determine the starting bid and is provided for tax purposes only. Bidders or Purchasers with questions regarding assessed values or assessment practices are advised to contact the Assessors Office of the Town in which the property is located.

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Can I register prior to the Auction?

- No, registration will begin at 9:30AM the Morning of the Auction. You will not be allowed to register for the Auction if you owe any County taxes or City taxes, unless you have received prior approval from the County Of Cortland as stated in #4 General of The Terms & Conditions.

How do I know I am getting a good title to the property?

- You are encouraged to research the property in depth and do your own due diligence. The County will issue you a Quit Claim Deed.

Do I have to be there to bid on the property?

- Yes, you must be present the day of the Auction to bid/purchase the property(ies). All deposits are due the day of the auction, as stated above, and you will be required to sign a Bid Acknowledgement Form for each purchase.

***All Properties Sold “AS IS” –
Properties Must Be Researched PRIOR To
Bidding***

Brochure Is To Be Used Only As A Guide, And Is Subject To Change

Updated Material Will Be Available @ www.manasseauctions.com

**Statements Made Day of Sale Take Precedence Over Printed
Material.**

PLEASE NOTE:

Brochure Is Continually Being Updated,

Please Keep Track Of Our Website For Updated Information

www.manasseauctions.com

Showing Dates & Times

Will Be Posted On Our Website @

www.manasseauctions.com

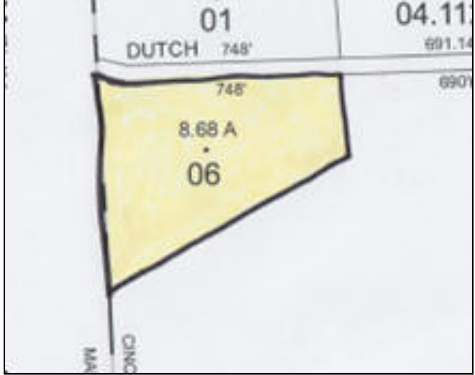

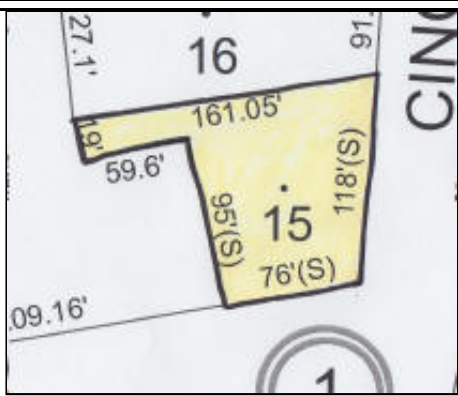

On Monday, March 28, 2016 –

On All Properties The County & Auctioneer Deem Necessary.

All Other Properties, If Not Listed On The Showing List,

Will NOT Be Available For Viewing.

Town of Cincinnatus

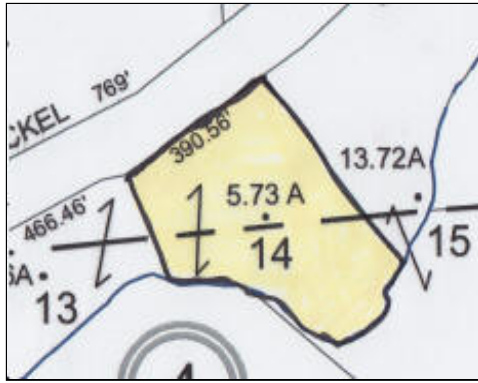
<p><u>Town of Cincinnatus</u> <u>Address:</u> 4821 Dutch Hill Rd Spur <u>Lot Size:</u> 8.68 Acres, 748FF <u>Tax Map #:</u> 121.00-02-06.000 <u>Assessment:</u> \$35,700 <u>Description:</u> 270 Mfg Housing, Older Sgl Wide Mobile Home On Lot, Red, w/Utilities, Vacant, Nice Property!! <u>Directions:</u> From Rt 26 & 41 North Split, Take 41N 3/10 m to Dutch Hill Rd. 1.5 m to Place on L</p>		
<p><u>Town of Cincinnatus</u> <u>Address:</u> 5763 Telephone Rd Ext. <u>Lot Size:</u> 76FF x 118FF, 76FF on Telephone Rd Extension, 118FF on Lower Cincy Rd <u>Tax Map #:</u> 123.05-01-15.000 <u>Assessment:</u> \$120,000.00 <u>Description:</u> 425 Bar, Old Bennett Hotel/Restaurant/Bar, 3 Floors, 1st Flr Bar/Rest., 2nd Flr 2-3 Apts, 3rd Flr Vacant <u>Directions:</u> In Center of Cincy, On Corner – Old Bennett Hotel</p>		
<p><u>Town of Cincinnatus</u> <u>Address:</u> 5830 Brackel Rd <u>Lot Size:</u> 5.73 Acres, 390FF</p>		

Tax Map #: 123.00-04-14.000

Assessment: 19,500.00

Description: 314 – Rural Vac<10, Open In Front, Wooded In rear, Borders Creek, Has 2-3 Mobile Home Utility Spots On

Directions: From Rt 26 By Ice Cream Shop, Take Rt 23 East (Brackel Rd) 1 m to Lot on R Over Bank



Village of McGraw

Village of McGraw

Address: 34 North St

Lot Size: 138FF x 105'

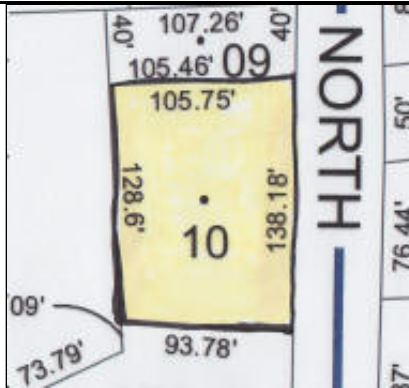
Tax Map #: 88.15-01-10.000

Assessment: \$65,500.00

Description: 230 – 3 Fam Res, Tan Sided, 2-Sty, 2-3 Fam Home, Vacant

Directions: In Center of McGraw, Take North St – 2 Blocks, Hse on L

Showing:



Village of McGraw

Address: 38 West Main St (Rt 41)

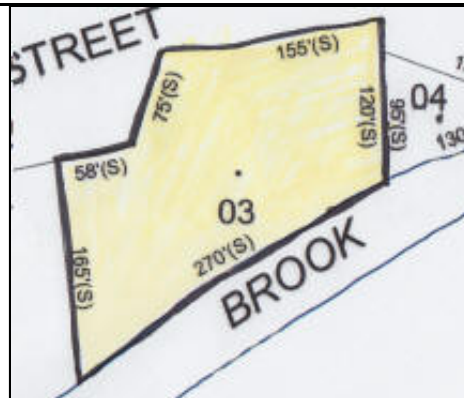
Lot Size: 288FF x 165

Tax Map #: 88.18-1-03.000

Assessment: \$45,000.00

Description: 210 - 1 Fam Resident, Stone, 2-Sty Home, Older, Garage, Vacant, Rough Condition

Directions: As Starting Into Village, McGraw on R Side Just After Elm St, Turn on R



Village of McGraw

Address: 11 Highland Ave

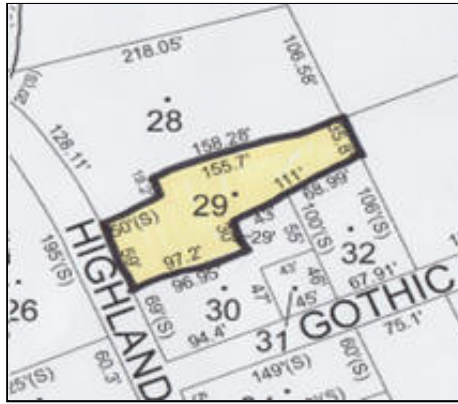
Lot Size: 59FF x 97'

Tax Map #: 88.15-02-29.000

Assessment: \$66,000.00

Description: 210 – 1 Fam Res, Tan 2-Sty, Sgl Fam Home, Occupied

Directions: Main St (Rt 41) to Highland Ave, On 2nd Block On R



Town of Cortlandville

Town of Cortlandville

Address: McGraw North Rd

Lot Size: 70FF x 92'

Tax Map #: 78.00-01-36.00

Assessment: \$500.00

Description:

311 – Res Vac Land, Vacant Parcel

Directions: From McGraw, Take North Rd, Becomes McGraw North Rd, Go 1.6 m to Lot on R, Just Past Barn & Cattle Lot



**NO
PIC**

Town of Cortlandville

Address: 4003 Conable Ave

Lot Size: 104FF x 100'

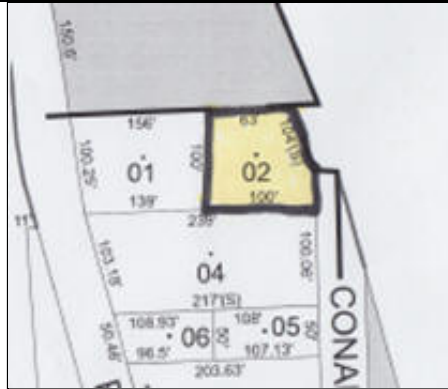
Tax Map #: 87.13-01-03.000
kna 87.13-01-02.000

Assessment: \$55,000.00

Description: 210 – 1 Family Res, White Vinyl Sided, 2-Sty, Sgl Fam Home, Vacant

Directions: Rt 11 Just South of City of Cortland to Conable Ave, Go 4/10 m to Home on L, Next To Rt 81

Showing:



Town of Cortlandville

Address: 3561 Page Green Rd

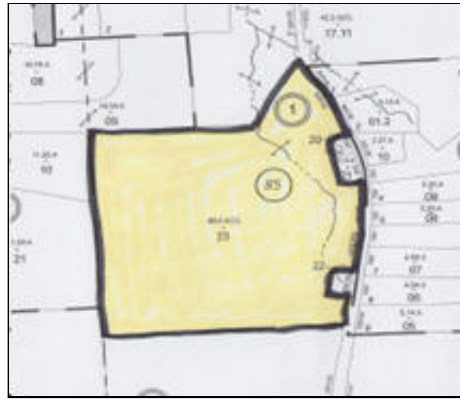
Lot Size: 89.6 Acres,
1890FF

Tax Map #: 96.00-01-23.000

Assessment: \$179,000.00

Description: 120 - Field Crops, Stucco, 2-Sty, Sgl Fam Home, Vacant, Red Steel, 1-Car Garage, Lg Red Dairy Barn Has Gravel Pit On Property, Lg Parcel, Close to Cortland

Directions: From Star Rd/Sanders Intersection Take Page Green Rd South 2/10 m To Place on R



Town of Cortlandville

Address: 2872 Ridge Rd

Lot Size: 1.38 Acres, 356FF

Tax Map #: 98.00-04-19.000

Assessment: \$47,500.00

Description: 210 – 1 Fam Res, White Sided, 2-Sty Sgl Fam Home, Occupied

Directions: From McGraw Take South St 7/10 m to L on Ridge Rd, Proceed 4/10 m to Hse on R



Town of Cortlandville

Address: 3187 Gracie Rd

Lot Size: 18 Acres, 615FF

Tax Map #: 105.00-01-33.000


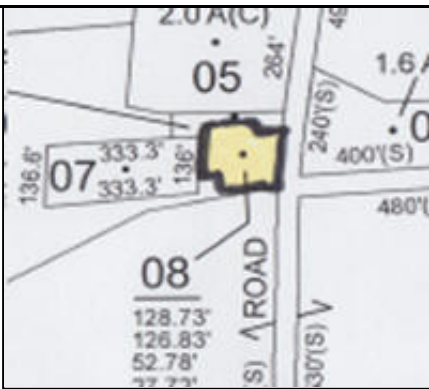

Assessment: \$115,600.00

Description: 240 – Rural Res, Red, 2-Sty Sgl Fam Home, Nice, Red, 2-Sty Barn, Real Nice Place, Occupied, Mostly Wooded

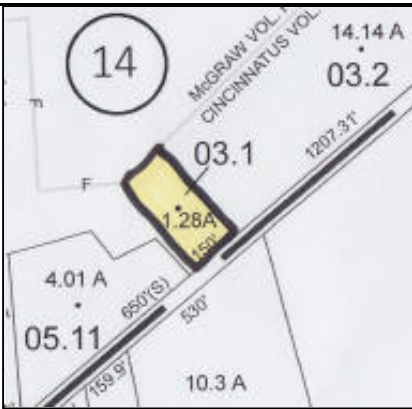
Directions: Take Rt 13 South of Cortland to R on Gracie Rd, 8/10 to Place on L



Town of Cuyler

<p><u>Town of Cuyler</u> <u>Address:</u> West Keeney Rd <u>Lot Size:</u> 50FF x 191' <u>Tax Map #:</u> 11.00-01-06.000 <u>Assessment:</u> \$300.00 <u>Description:</u> 311 – Res Vac Land, All Brush <u>Directions:</u> W. Keeney Rd For 4.6 m. Property On L Just Past #7823</p>		<p>NO PIC</p>
<p><u>Town of Cuyler</u> <u>Address:</u> 7823 West Keeney Rd <u>Lot Size:</u> 128FF x 133' <u>Tax Map #:</u> 11.00-01-08.000 <u>Assessment:</u> \$20,400.00 <u>Description:</u> 270 – Mfg housing, Blue, Occupied <u>Directions:</u> W Keeney Rd For 4.6 m, Property On L</p>		

Town of Freetown

<p><u>Town of Freetown</u> <u>Address:</u> Freetown X Rd <u>Lot Size:</u> 1.28 Acres <u>Tax Map #:</u> 120.00-02-03.100 <u>Assessment:</u> \$1,400.00 314 – Rural Vac<10, Vacant Lot <u>Directions:</u> Texas Valley Rd To Freetown X Rd, ½ m to Lot on R</p>		<p>NO PIC</p>
<p><u>Town of Freetown</u> <u>Address:</u> 2252 Carter Slocum Rd <u>Lot Size:</u> 95.70 Acres, 850FF on Ea Side of Carter Slocum Rd, 2080FF on NW Side of Deneve Rd, 1405FF on NE Side of Deneve Rd <u>Tax Map #:</u> 130.00-01-04.000 <u>Assessment:</u> \$111,000.00</p>		<p>NO PIC</p>

Description: 120 – Field Crops, Awesom Dbl Corner Vacant Parcel, Open, Wooded, Some Wooded w/Beaver Pond, Great Ag Land or Some Hunting Land. Has Old Silver Trailer On It

Directions: On Corner of Northern 2 Corners of Deneve Rd



Town of Freetown

Address: Ingram Rd

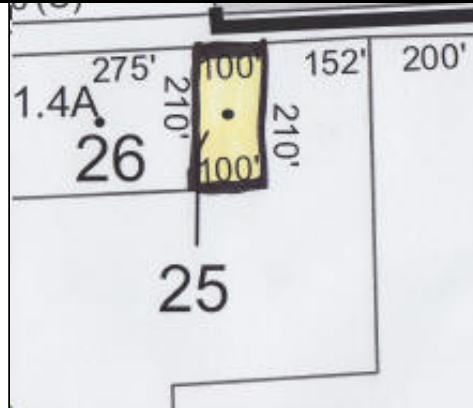
Lot Size: 100FF x 210'

Tax Map #: 130.00-01-25.000

Assessment: \$1,100.00

Description: 314 - Rural Vac<10, Wooded Parcel, Just Before White House Trailer

Directions: Texas Valley Rd to Ingram Rd, Go ½ M to Property on L



**NO
PIC**

Town of Freetown

Address: 4391

Willawanna Ave

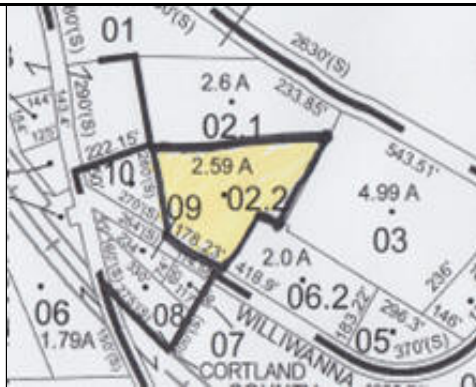
Lot Size: 2.59 Acres, 178FF

Tax Map #: 111.00-02-02.200

Assessment: \$58,000.00

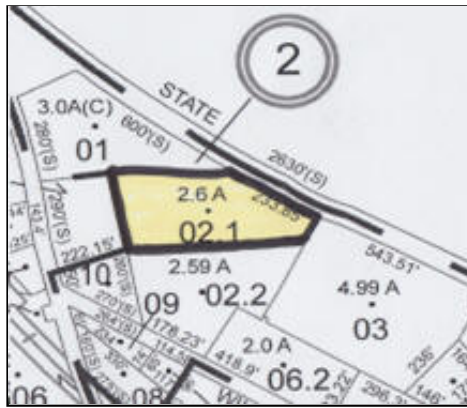
Description: 210 - 1 Fam Res, Blue/Yw Dbl Wide Mobile Home On Lot, Up On Bank w/Detached Garage Bldg, Occupied

Directions: Rt 41 or Texas Valley Rd to Willawanna Ave



Town of Freetown

Address: 3017 Route 41
Lot Size: 2.60 Acres, 233F
Tax Map #: 111.00-02-02.100
Assessment: \$10,200.00
Description: 314 – Rural
 Vac<10, Vacant Open Lot, Has
 Old White Mobile Home On
Directions: In East Freetown on
 Rt 41



**NO
PIC**

Village of Homer

Village of Homer
Address: 43 N West St
Lot Size: 85FF x 151'
Tax Map #: 66.64-01-11.000
Assessment: \$8,000.00
Description: 311 – Res Vac
 land, Nice Vacant Open Lot
 w/Some Trees, Between Hse #39
 & #45
Directions: Rt 281 (N West St),
 Between 90 & 41 on N West St



**NO
PIC**

Village of Homer
Address: 11 Wall St
Lot Size: 60FF x 218'
Tax Map #: 66.83-01-
 05.000
Assessment: \$77,300.00
Description:
 230 – 3 Fam Res, Brown
 Wood Sided, 2-Sty, 3-Fam
 Home, Vacant,
 Condemmed, Has 86' At
 River Frontage
Directions: Main St to Wall
 St
Showing:

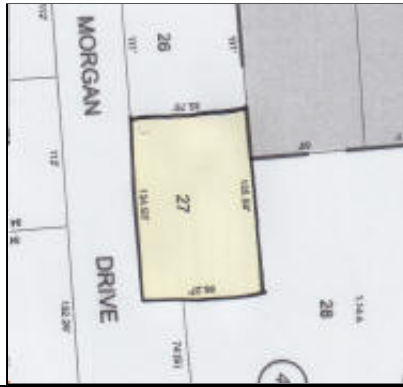


Village of Homer
Address: 5 Morgan Dr
Lot Size: 134FF x 86'
Tax Map #: 76.25-01-27.000

Assessment: \$94,500.00

Description: 210 – 1 Fam Res, Tan, 2-Sty Split Level Sgl Fam Home IN Nice Area, Nice Lot, Occupied

Directions: Cayuga St (Rt 90S) to Nixon Ave to Morgan Dr



Town of Homer

Town of Homer

Address: 1217 Route 90

Lot Size: 16.65 Acres, 831FF

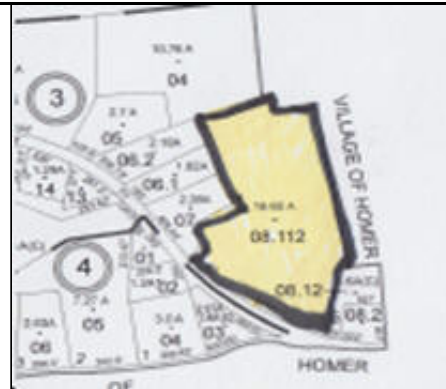
Tax Map #: 66.00-03-08.112

Assessment: \$259,000.00

Description:

210 – Family Res, Fancy 2-Sty, Green Sided Home w/2-Car Garage, Pool, Detached Barn, Beautiful Views of Homer & Valley, Occupied

Directions: Rt 90 out of Homer, 2/10 to DW on R



Town of Homer

Address: 5153 Route 41

Lot Size: 214FF x 76', 214FF on Rt 41, 76FF on Creal Rd

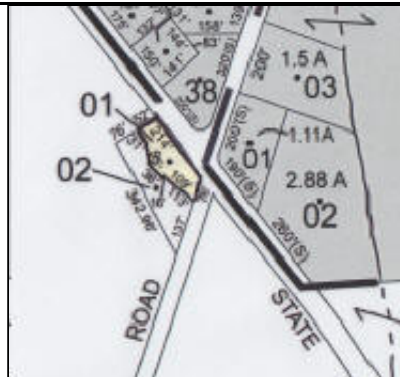
Tax Map #: 66.00-08-01.000

Assessment: \$11,000.00

Description:

314 – Rural Vac<10, Vacant Lot, Used to Have Home, Probably Has Utilities

Directions: Take Rt 41 1 m to Property on L on Corner Creal Rd & Rt 41



**NO
PIC**

Town of Homer

Address: 1686 White Bridge Cir

Lot Size: 100FF x 219'

Tax Map #: 46.16-01-06.000

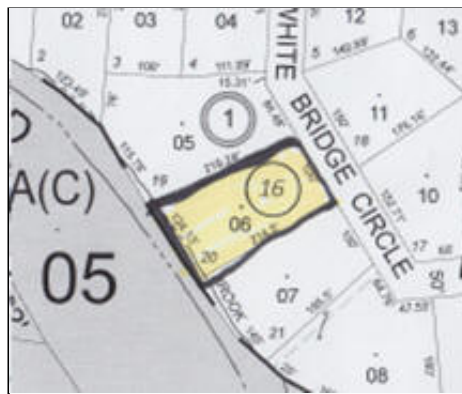
Assessment: \$110,500.00



Description: 210 - 1 Fam Res, White, 2-Sty, Sgl Fam Home w/1-Car Attached Garage, Vacant

Directions: Rt 281 to Pratts Corners to White Bridge Rd to White Bridge Circle

Showing:



Town of Homer

Address: 6041 West Scott Rd

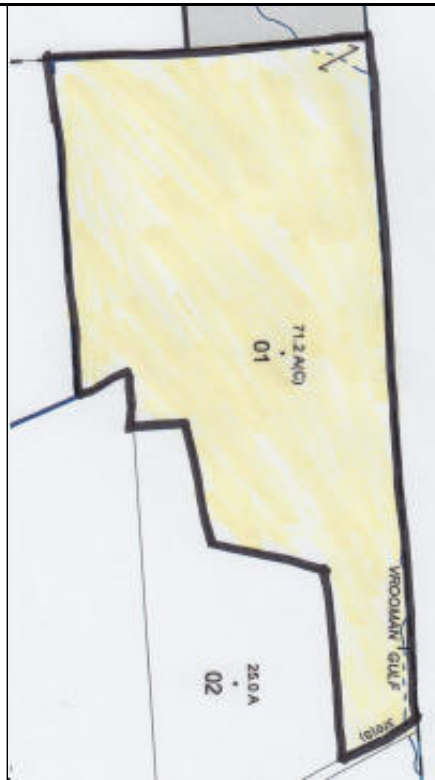
Lot Size: 71.20 Acres, 370FF

Tax Map #: 45.00-03-01.000

Assessment: \$99,800.00

Description: 241 – Rural res & ag, Metal Shop/Home Bldg, Tan Sided, Lg Property, Open & Wooded, Occupied

Directions: Rt 41 to West Scott Rd, 1.5 m to Place on L



Town of Lapeer

Town of Lapeer

Address: 3224,3232

Zelsnack Rd

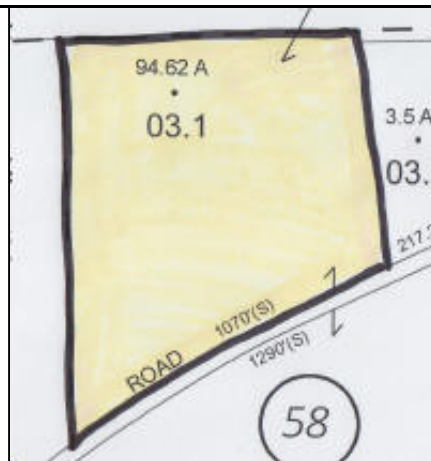
Lot Size: 94.62 Acres, 1700FF On Both Sides of Road

Tax Map #: 166.00-01-03.100 fka 166.00-01-03.000

Assessment: \$250,400.00

Description: 112 – Dairy Farm, Split Level Home, Dairy Barn, Coverall Barn, Quonset Shed

Directions: Rt 221 to



Zelsnack Rd, 9/10 m to Farm

Town of Lapeer

Address: Route 221 West

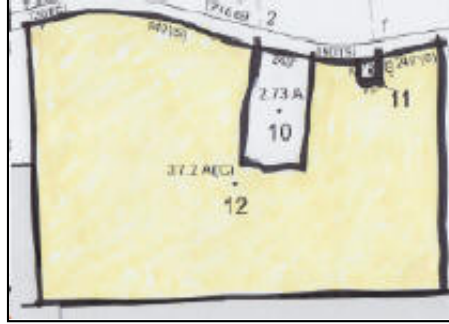
Lot Size: 37.20 Acres, 1370FF

Tax Map #: 157.00-04-12.000 fka
157-1-16.200

Assessment: \$42,000.00

Description: 105 – Vac
Farmland, Vacant Property, Open
& Wooded

Directions: From Marathon Take
Rt 221 West 1.7 M. Property on L
Just Before Clarks Crns Rd



**NO
PIC**

Town of Lapeer

Address: 2151 Route 221
West

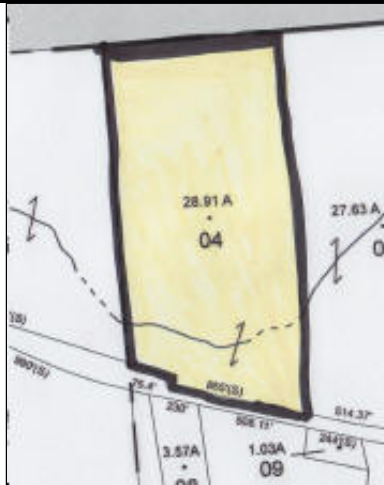
Lot Size: 28.91 Acres,
855FF

Tax Map #: 164.00-03-04.000

Assessment: \$86,300.00

Description: 242 rural res &
rec, Older White 2-Sty, Sgl
Fam Home w/Older Cattle
Barn, Vacant, Nice Property
w/Nice Rd Frontage

Directions: From Hunts Crns
(Rt 221) go 1.5 m to Place on
R



Village of Marathon

Village of Marathon

Address: West Main St

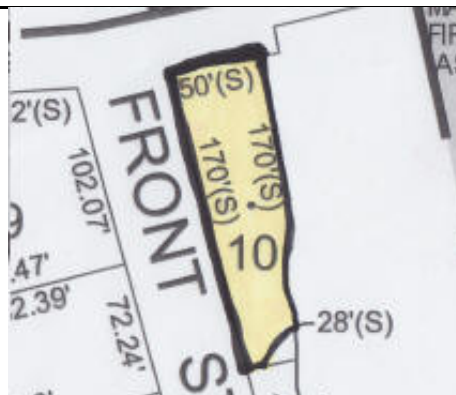
Lot Size: 50FF x 170FF, 50 FF
on Main St., 170 FF on Front St.

Tax Map #: 157.20-02-10.000

Assessment: \$5,000.00

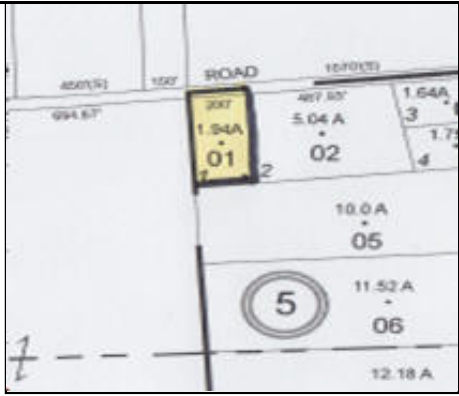

Description: Corner Lot

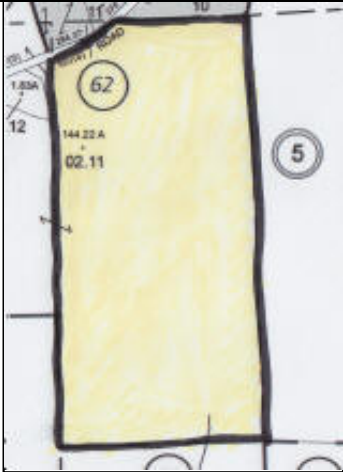

Directions: From Main
Intersection In Marathon Take Rt
221 West – West Main St Over
Bridge, Over RR Tracks, Lot is on
the Immediate Left



**NO
PIC**

Town of Marathon

<p><u>Town of Marathon</u> <u>Address:</u> 4292 Deans Pond Rd <u>Lot Size:</u> 1.94 Acres, 200FF <u>Tax Map #:</u> 158.00-05-01.000 <u>Assessment:</u> \$85,700.00 <u>Description:</u> 210 – 1 Fam Res, Tan, Vinyl Sided Ranch Home w/2 Car Garage, Nice Lot!! <u>Directions:</u> From Int. In Center of Marathon, Take Rt 221 East 1.3 Miles to R on Deans Pond Rd, Go 1 m <u>Showing:</u></p>		
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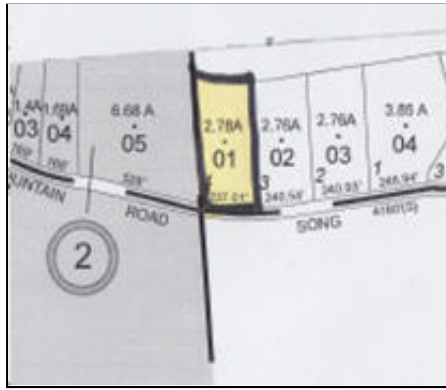
<p><u>Town of Marathon</u> <u>Address:</u> Zelsnack Rd <u>Lot Size:</u> 144.22 Acres, 620FF On South of Rd, 294FF on North Side of Rd <u>Tax Map #:</u> 166.00-05-02.110 <u>Assessment:</u> \$155,300.00 <u>Description:</u> 105 – Vac Farmland, Beautiful Vacant, Open Farmland. Approx. 1 Ac On West Side of Rd <u>Directions:</u> Rt 221 East 1 m to L on Zelsnack Rd, 4/10 m to Property on</p>		
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Town of Preble

<p><u>Town of Preble</u> <u>Address:</u> 1683 Song Mountain Rd <u>Lot Size:</u> 2.78 Acres, 237FF <u>Tax Map #:</u> 7.00-05-01.000 <u>Assessment:</u> \$32,200.00 <u>Description:</u> 311 – Res Vac land, Side Hill & Wooded, Across Road</p>		<p>NO PIC</p>
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From Ski Slopes

Directions: Song Lake Rd off Rt 281 For 2.4 m, L onto Song Mtn Rd, ½ m to Property on R



Town of Preble

Address: 7533 Old Woods Rd

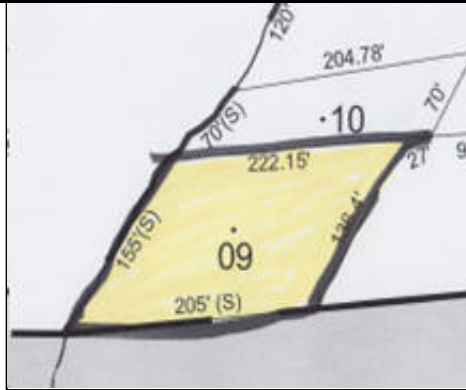
Lot Size: .55 Acre

Tax Map #: 7.14-02-09.000

Assessment: \$228,200.00

Description: 210 – 1 Fam Res, Looks Out Onto Lake, Occupied

Directions: Song Lake Rd Off Rt 281 For 3 m, R Onto Lake Rd For ½ m, R Onto Evans Rd. Immediate R Onto Old Woods Rd, Bear L At End of Rd



Town of Preble

Address: 2955 East Hill Rd

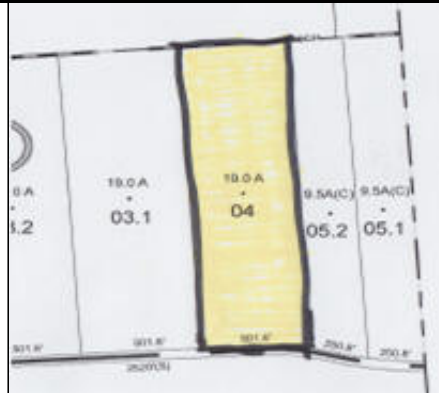
Lot Size: 19 Acres, 501FF

Tax Map #: 28.00-02-04.000

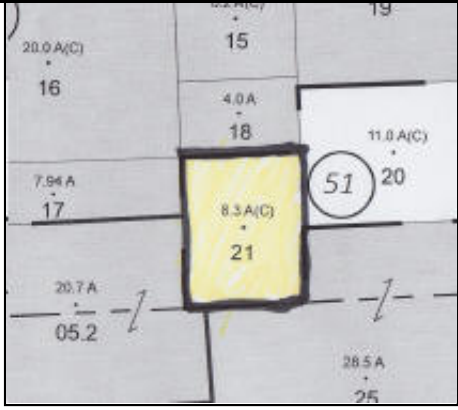
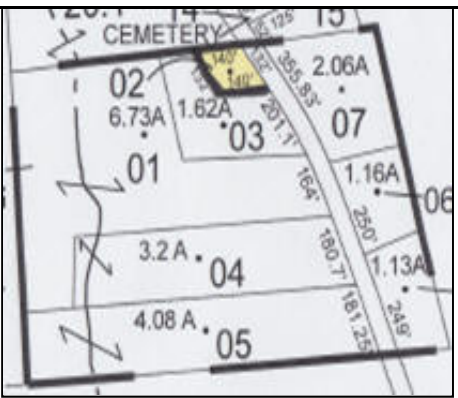

Assessment: \$78,500.00

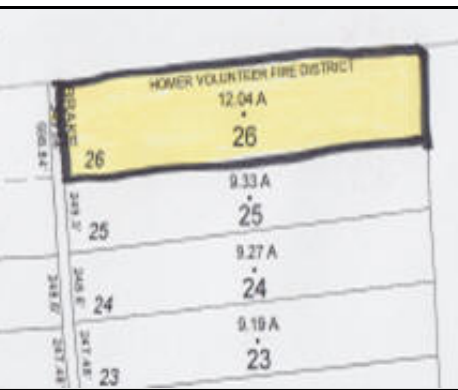
Description: 270 – Mfg Housing, Sgl Wide Mobile Home, Detached Garage, No # In Front of Property. Is Between #2997 & #2933. Occupied

Directions: ½ m N Preble on Rt 11, R Onto Currie Rd (Just Past Mirabito), Go 8/10 m to E Homer Baltimore Rd, Approx 1 m Road Turns to Seasonal Use. Continue 2.3 m



Town of Scott

<p><u>Town of Scott</u> <u>Address:</u> Route 41 <u>Lot Size:</u> 8.30 Acres <u>Tax Map #:</u> 15.00-05-21.000 <u>Assessment:</u> \$6,700.00 <u>Description:</u> 314 – Rural Vac<10, Landlocked</p>		<p>NO PIC</p>
<p><u>Town of Scott</u> <u>Address:</u> 7065 Cold Brook Rd <u>Lot Size:</u> 132FF x 140' <u>Tax Map #:</u> 16.00-02-02.000 <u>Assessment:</u> \$29,500.00 <u>Description:</u> 270 – Mfg housing, White Sgl Wide Mobile Home w/2-Car Detached Garage, Occupied <u>Directions:</u> Rte 281 to Pratts Corners, Take Cold Brook to Place on L</p>		

<p><u>Town of Scott</u> <u>Address:</u> 7550 Brake Hill Rd <u>Lot Size:</u> 12.04 Acres, 349FF <u>Tax Map #:</u> 5.00-02-26.000 <u>Assessment:</u> \$49,600.00 <u>Description:</u> 260 – Seasonal Res, Wooded Hunting Parcel, w/Camp <u>Directions:</u> Cold Brook Rd to Hewitt Rd, 2 m to Brake Hill Rd, 1 m to Place on R</p>		<p>NO PIC</p>
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Town of Solon

<p><u>Town of Solon</u> <u>Address:</u> 3466 McGraw Marathon Rd <u>Lot Size:</u> 2.91Acres,</p>		
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198FF

Tax Map #: 99.04-01-

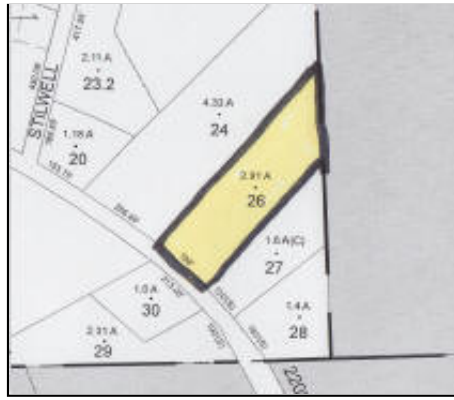
26.000

Assessment: \$43,500.00

Description: 210 – 1 Family Res, White Vinyl Sided, Sgl Sty, Sgl Fam Home, Vacant, Smaller Home

Directions: From McGraw Take Spring St/McGraw Mara. Rd 3 m to Place On L

Showing:



Town of Taylor

Town of Taylor

Address: 5159 Telephone Rd

Lot Size: 11.51 Acres, 1047FF

Tax Map #: 102.00-04-06.000

Assessment: \$73,200.00

Description:

240 – Rural Res, White 2-Sty Sgl Fam Home, Smaller Livestock Barn, Nice Farmette, Occupied

Directions: From Cincy Take Telephone Rd 2.3 m to Place on R



Town of Truxton

Town of Truxton

Address: Cheningo Rd

Lot Size: 33.94 Acres, 999FF

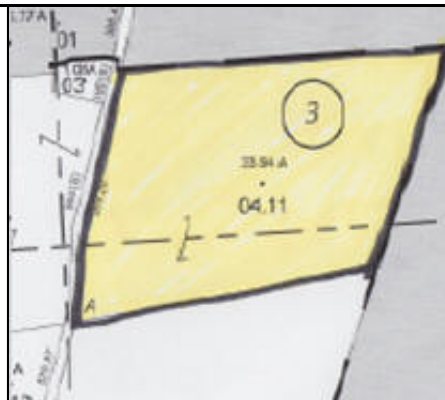
Tax Map #: 49.00-01-04.110

Assessment: \$37,600.00

Description:

105 – Vac Farmland, Vacant Open Property, Above Rd, Nice Parcel

Directions: From Truxton, Take Cheningo Rd 1.4 m to Property on L, Across From White Ranch Hse



**NO
PIC**

Town of Virgil

Town of Virgil

Address: Route 13

Lot Size: 2.46 Acres,
177FF

Tax Map #: 105.00-07-
13.100

Assessment: \$23,500.00

Description:

312 – Vac w/imprv, Nice
Open Parcel w/Small Older
Barn

Directions: Rt 13 S of
Cortland, Between Ron's
Body & Tan Apt House, Just
Past First R, Douglas Rd



Town of Virgil

Address: Route 215

Lot Size: 86.42 Acres, 60FF

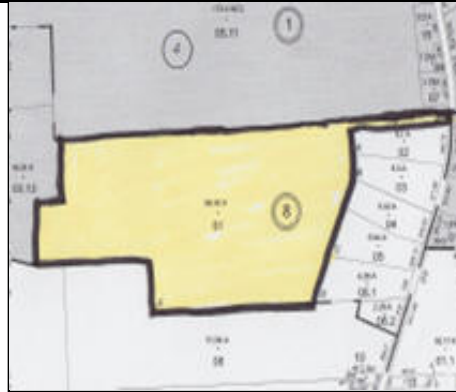
Tax Map #: 116.00-08-01.000

Assessment: \$70,600.00

Description:

105-Vac Farmland, Lg Open
Parcel - w/Horse Paddocks

Directions: Rt 215, North From
Virgil, 3.2 m



**NO
PIC**

Town of Virgil

Address: Route 215

Lot Size: 5.94 Acres,
229FF

Tax Map #: 116.00-08-
05.000

Assessment: \$19,900.00

Description: 314 – Rural
Vac<10, Has Tan, Vinyl
Sided Sgl Fam Home, Real
Nice, & Lg Garage

Directions: Rt 215 North
From Virgil, 3.2 m to Place
on L



Town of Virgil

Address: Route 215

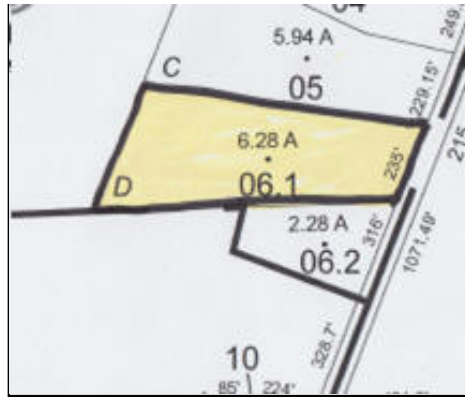
Lot Size: 6.28 Acres,
235FF

Tax Map #: 116.00-08-06.100

Assessment: \$21,000.00

Description: 210, Has Fancy Sgl Sty Horse Barn w/Fancy Fences

Directions: Rt 215 North From Virgil, 3.2 m to Place on L



Town of Virgil

Address: Traverse Rd

Lot Size: 205FF x 128'

Tax Map #: 127.17-01-12.000

Assessment: \$5,000.00

Description: 311 – Res Vac Land, Wooded Vacant Parcel, Between 2 Homes

Directions: Rt 392 to S Hill Rd By Greek Peak, 2/10 m to Traverse Rd, Bear R Just Past Hse #1779 on L



**NO
PIC**

Town of Virgil

Address: Traverse Rd

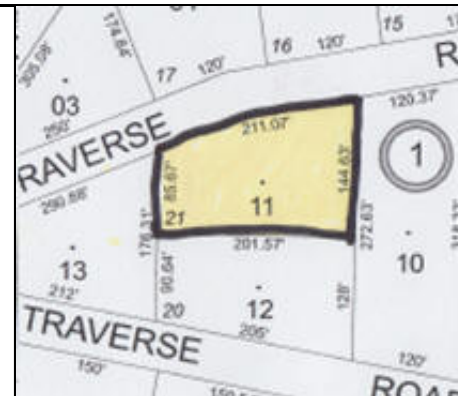
Lot Size: 211FF x 144'

Tax Map #: 127.17-01-11.000

Assessment: \$5,000.00

Description: 311 – Res Vac Land, Vacant Wooded Lot

Directions: Rt 392 to S Hill Rd By Greek Peak, 2/10 m to Traverse Rd, Bear L, 1st Lot on R Past Hse #1779



**NO
PIC**



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