

REAL ESTATE & CONTENTS AT AUCTION!!

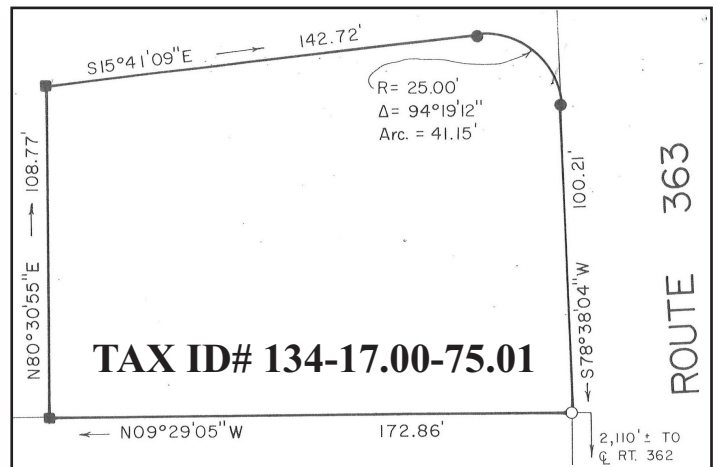
ON SITE RAIN or SHINE



36871 Double Bridges Rd.

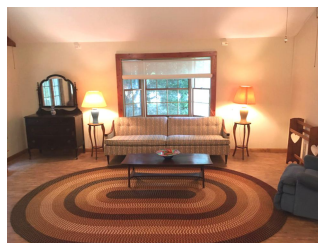
Frankford, Delaware, near Bethany Beach

SAT., AUG 1st 10:00 AM



ALL CONTENTS TO BE SOLD IN A LUMP SUM TO THE HIGH BIDDER: Wood cut silhouettes, 6 drawer white painted bureau & night stand, oak bedroom furniture, maple dining room set, Queen Anne style sideboard, hook rugs, mah. bureau w/attached mirror, maple poster bed w/matching bureau, flower cart, book cases, books, games, beachy lamps, various smalls, pattern glass, canton style china, biscuit jars, ceramics, depression glass, mah. 9 light corner cupboard, maple chest of drawers, mid century modern furniture, 6' pine bench, hobby horse, occasional tables, wall hung microwave, bar stools, vinyl recliner, trundle day bed, mid century lamps, flat weave rugs, kitchen cabinets contents, Rubbermaid tool chest full of tools, beach oriented prints & wall hangings, drop front Larkin desk, Dell computer, lamps, light fixtures, misc. furniture incl. laminate, Jack R. Schroeder pen & ink drawings and much more!!!!

- ★ 3/4 Bedroom 2.5 baths
- ★ Central Heat & Air
- ★ Home is in Need of Partial Remodel
- ★ Currently Well & Septic w/Possibility of Central Sewer in the Future
- ★ Low Delaware Taxes



TERMS REAL ESTATE: A 10% deposit in cash or certified check with 2 I.D.'s on day of sale with the balance due and payable in 30 days when good unencumbered marketable title will be delivered. Property offered "As-Is", with no guarantees or warranties of any kind. A 3% Buyer's Premium to be added to the final accepted hammer price and collected at closing. Seller has the right to accept or reject the final bid on Real Estate. However, they are very motivated and it is their intent to sell on Auction Day!!

TERMS CONTENTS: Cash, personal check or credit card with 2 I.D.'s on day of sale. A 10% Buyer's Premium will be added to all purchases. All contents to be sold in a lump sum to the high bidder.

AUCTIONEER'S NOTE: The home is in need of some remodeling and is much bigger than it would appear on the exterior. Features a carport and large covered back porch. A reasonable and motivated seller. Don't forget all contents to be sold as ONE large lot. Come early and bring a friend as the home is a short drive to Bethany Beach and Ocean View!!

CALL Butch or Will For More Details/Private Showing

EMMERT AUCTION ASSOCIATES

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OPEN HOUSE

- ★ Sun. July 26th ★
- ★ 11 - 1 pm ★
- ★ Wed. July 29th ★
- ★ 3 - 5 pm ★
- ★ Or By ★
- ★ Appointment ★

★ Don't Miss This Opportunity to Buy Contents & Property at Auction ★