

James & Joan Jackling Real Estate & Contents Auction

Thursday, August 27th, at 3:00PM
2374 Brick Schoolhouse Road, Hamlin, New York

RE: Approximately 65 total acres to be offered in multiple parcels. The real estate will be offered in four parcels.

Parcel #1: Beautiful stone house located at 2374 Brick School House Road. Situated on approximately 2.6 acres this parcel also includes distinctive gambrel roof barn with many potential uses. House features 4 bedrooms, one bath, updated kitchen and more!

Parcel #2: Approximately 5.5 acres of open tillable ground located directly north of Parcel #1. **NOTE: Parcel #2 will be offered in combination with Parcel #1 or Parcel #3 ONLY. Parcel #2 WILL NOT be offered as a single parcel.**

Parcel #3: Approximately 23.7 acres of mostly tillable ground. Features great road frontage.

Parcel #4: Approximately 30.8 acres of former orchard. Includes approximately 2 acres of tillable ground.

TERMS: \$45,000 total deposit due at auction. 10% buyer's premium.

OPEN HOUSE: Wednesday, August 19 from 3-5PM
& Saturday August 22 from 1-3PM

Auction to be held at 2374 Brick Schoolhouse Road on the corner of Brick Schoolhouse Road & Route 260. Property is located approximately 2.5 miles East of Route 19 and approximately 2 miles North of Route 18.

ALSO SELLING: Oliver 1355 tractor w/ loader; Woods mower; JD lawn mower; generator; fuel tanks; utility trailer; tools; household; and much more!

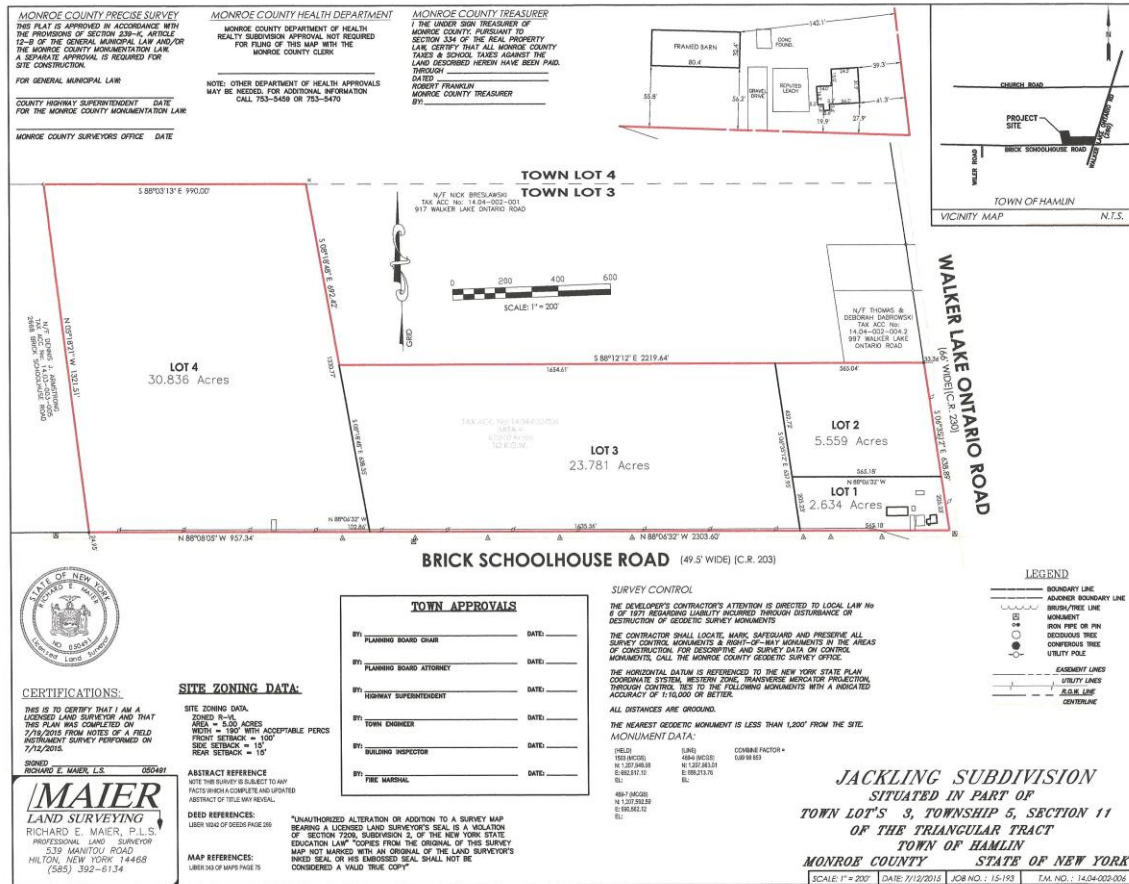


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DANIELLE WINDUS-COOK
Properties, LLC

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Soil Map of Jackling Real Estate



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Soil Table of Jackling Real Estate

Soil Map—Monroe County, New York

Map Unit Legend

Monroe County, New York (NY055)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ApA	Appleton loam, 0 to 3 percent slopes	3.4	5.2%
CIB	Collamer silt loam, 2 to 6 percent slopes	34.7	53.1%
GaA	Galen very fine sandy loam, 0 to 2 percent slopes	7.4	11.4%
GaB	Galen very fine sandy loam, 2 to 6 percent slopes	1.7	2.6%
HIA	Hilton loam, 0 to 3 percent slopes	1.4	2.1%
HIB	Hilton loam, 3 to 8 percent slopes	0.5	0.8%
Mn	Minoa very fine sandy loam	6.3	9.6%
Ng	Niagara silt loam	10.0	15.3%
Totals for Area of Interest		65.4	100.0%



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NOTICE TO ALL BIDDERS

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders at Public Auction to be held on Thursday, August 27, 2015, in Hamlin, New York, and is supplied for whatever assistance it may provide in answering questions; however: **SUCH INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED WHATSOEVER.**

Prospective bidders are advised to avail themselves of the land and tax records of Monroe County, Hamlin townships, and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate.

The property for sale will be auctioned in an "AS IS, WHERE IS" condition and neither the Auctioneer/Broker, WILLIAM KENT INC./Danielle Windus-Cook Properties, LLC, nor the seller or their respective agents make any express or implied warranties of any kind. The description and conditions listed in this and other advertising materials are to be used as guidelines only, and are not guaranteed. Announcements made by the Auctioneer/Broker from the auction block at sale time will take precedence over ALL printed materials.



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