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.

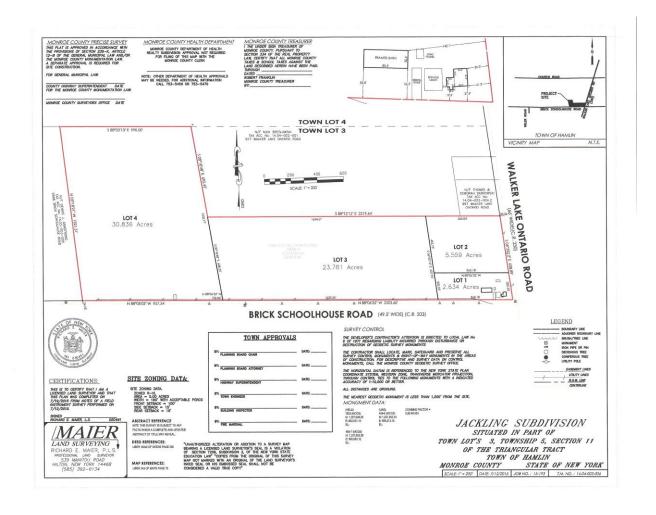
OPEN HOUSE: Wednesday, August 19 from 3-5PM & Saturday August 22 from 1-3PM

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!











Soil Map of Jackling Real Estate







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%

USDA Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey 7/2/2015 Page 3 of 3





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.





NOTICE TO ALL BIDDERS

- 1. The TERMS OF THE SALE are all cash at time of Closing or otherwise as mutually agreed. The contract is not subject to condition of financing or any other contingencies. You must be sure that your financing is arranged, if needed, or that you are capable of paying cash at closing.
- 2. This property sells subject to confirmation by Seller.
- Upon acceptance of the final bid, Deposits will be required in cash or certified check made out to William Kent Inc. Brokers. This deposit will be held in Escrow. If the property fails to close due to no fault of the buyer, the deposit will be fully refunded.
- 4. DEPOSIT AMOUNTS: Parcel #1-\$15,000

Parcel #3-\$15,000

Parcel #4-\$15.000

- 5. A Contract of Sale must be signed by the Buyer immediately following the Auction of Real Estate. The Buyer is also required to sign the Agency Disclosure, and Price Verification.
- 6. The property sells in "AS IS" condition without exceptions. Compliance with any government regulations will be the responsibility if the buyer. Fixtures and appliances are sold in "AS IS" condition. Seller makes no representations or warranties, expressed or implied regarding the same.
- 7. Seller will convey to buyer the premises by Warranty Deed.
- 8. Property will be offered in multiple parcels and combinations.
- 9. Property sells as per deed description if high bid is for the property in its entirety. If the property sells in parcels the property shall transfer as per survey.
- 10. This Contract of Sale has been reviewed and approved by the Sellers' attorney. When signed, the Contract of Sale becomes a binding contract. Buyers must review this Contract with their Attorney prior to bidding to obtain his or her written approval letter to present to the auctioneer at registration, or they must elect to waive Attorney approval.
- 11. Announcements made from the Auction Block at the time of the sale will take precedence over all other information and all printed material. WILLIAM KENT INC./Danielle Windus-Cook Properties, LLC, believes all material to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its representation.

BID PRICE	\$
PLUS 10% BUYER'S PREMIUM	\$
TOTAL PURCHASE PRICE	\$

By signing this verification, I/We,

Buyer, agree and acknowledge that I/We understand how the total purchase price was computed. I/We also acknowledge that either my/our attorney approved the purchaser offer or I/We waive our attorney approval.



