

# Morgan Samuels Inn Bid Packet

## Online Auction

**2920 Smith Road, Canandaigua, NY**

**Bidding opens Tuesday November 21<sup>st</sup> at Noon**

**Bidding closes Thursday, December 14<sup>th</sup> at Noon\***

\*soft close bidding. If a bid is placed in the last 5 minutes of the auction the close time is extended 5 minutes

### **Offering: Historic Mansion on 46 acres!**

This enchanting property features an 1810 European stone mansion in a private serene setting. Property sits 2000 ft. back on a tree lined drive, upon 46 acres. Located just 1.5 miles north of Canandaigua Lake, this idyllic country setting is still just minutes from main street. Currently operating as an inn, this 8 bedroom, 9 and ½ bath property has endless potential as a business or private residence. Property features 11 fireplaces, kitchen with commercial range, library, intimate tea room with gorgeous vista, French doors, central air and infinite charm. Exterior highlights include a slate roof, large stone porch, extensive perennial gardens, fountain, koi pond with waterfall, tennis court and meticulously maintained grounds. A 25-time A.A.A. Four Diamond Award winner, the 30 years of loving care and endless attention to detail shine through. This unique property is truly a once in a lifetime opportunity.

### **OPEN HOUSE**

\$50 per group entry fee. Entry fee refunded with auction registration.

By appointment!



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School District: Canandaigua City School

Assessment: \$550,000

Sewer: Private septic & graywater systems

Water: Public

2017 Town/County Taxes: \$4,183.99

2016 School Taxes: \$10,616.86

Heat: Natural gas forced air

## **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 Tuesday, November 21, 2017 through Thursday November 30, 2017, in Hopewell, 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 Ontario County, Hopewell 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., 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.



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## NOTICE TO ALL BIDDERS

1. The **TERMS OF THE SALE** are all cash at time of Closing. 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. Property sells with reserve.
3. 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: \$50,000**
5. The property sells in "AS IS" condition without exceptions. Compliance with any government regulations, including but not limited to septic system and wells, will be the responsibility of the buyer. Fixtures and appliances are sold in "AS IS" condition. Seller makes no representations or warranties, expressed or implied regarding the same.
6. Seller will convey to buyer the premises by Warranty Deed.
7. Parcels sell as per deed description. If the buyer desires a survey, the buyer must procure the survey at the sole expense of the buyer.
8. This sale is for the real property only! Select personal property will be available to purchase by the winning bidder after the auction.
9. 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 with their offer or they must elect to waive Attorney approval.

**BID PRICE** \_\_\_\_\_

**10% BUYER'S PREMIUM** \_\_\_\_\_

**PURCHASE PRICE** \_\_\_\_\_

By signing this verification, I/We, \_\_\_\_\_  
Buyer, acknowledge that either my/our attorney approved the purchaser offer or I/We waive our attorney's approval and that I/WE agree to the terms of the sale.



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DATE: \_\_\_\_\_

BUYER, \_\_\_\_\_, agrees to buy the following Real Estate (Hereinafter referred to as "Property").

1. **PROPERTY DESCRIPTION:** Property located in the Town of Hopewell, County of Ontario, State of New York, known as Morgan Samuels Inn and consisting of approximately 44.163 acres including all buildings, and any other improvements and all rights which the Seller has in the property, subject to all rights to streets, roads, highways, driveways, easements, leases, and rights-of-way:
  - a. Tax Map(s) #85.-1-5
  - b. Property sells as per deed description.
  - c. The Property, including all improvements, fixtures, appliances, etc, is sold "AS IS" without exception. Seller makes no warranties, expressed or implied, regarding the same.
2. **PRICE: AMOUNT AND HOW IT WILL BE PAID:** The purchase price will be \_\_\_\_\_ dollars, and shall be paid all in cash or certified check at closing.
3. **DEPOSIT BY BUYER:** Buyer will deposit, upon acceptance, \$50,000 in the form of cash or check of the purchase price, to be deposited in the William Kent Inc. Broker Escrow account at M&T Bank, and which shall be applied to the purchase price. Purchaser agrees to pay the balance of the purchase price \_\_\_\_\_ plus or minus prorations, at the time of closing by certified check or wire transfer, at the option of the seller. The earnest money is to be held by the in a non-interest bearing account, for the mutual benefit of the parties hereto, and paid over and applied to the payment of the purchase price at closing or returned to Buyer if not accepted.
4. **TITLE DOCUMENTS:** Seller to furnish a Warranty deed, at Seller's expense, tax and title searches to time of transfer showing good, marketable title free of liens and encumbrances, except as above specified, and subject to pole and wire easements and restrictions running with the land common to the tract or subdivision. **OBJECTION TO TITLE:** If Purchaser raises a valid written objection to Seller's title which indicates that the title to the Property is unmarketable, Seller may cancel this Contract by giving prompt written notice of cancellation to Purchaser and Purchaser's Deposit shall be returned. However, if Seller is able to cure the title objection on or before the closing date, or if the title objection is insurable and Purchaser is willing to accept insurable title, then this Contract shall continue in force until the closing date, subject to the Seller curing the title objection and/or providing insurable title at Seller's expense. If Seller fails to cure the title objection on or before the closing date, or if Purchaser is unwilling to accept insurable title, Purchaser may cancel this Contract by giving prompt written notice of cancellation to Seller. Taxes, interest, insurance, rents, and water to be adjusted to date of transfer. Uniform Purchaser's-Vendors Risk Act shall apply. No representation in made concerning possible contamination; chemical, natural, or otherwise, which may or may not be present on the property.
5. **CLOSING DATE AND PLACE:** The transfer of title to the property shall take place at the Ontario County Clerk's Office on or before the 10th day of January, 2018.
6. **BUYER'S POSSESSION OF PROPERTY:** Buyer shall receive possession at closing.
7. **FAILURE TO MAKE SETTLEMENT:** Should the buyer fail to make settlement as herein provided, the sum paid down as deposit on account of the purchase price, at the option of the seller, may be retained by the Seller, either on account of the purchase money, or as liquidated damages. In the latter event, this agreement shall become null and void.
8. **LOT DESCRIPTION-ADVERTISING:** Buyer acknowledges that lot sizes, acres of lots, and plan set forth in any circular and other advertising may not be accurate, and in signing this agreement Buyer relied on the description or plan set forth or referred to in this agreement.
9. **INSPECTION:** Buyer acknowledges that he has entered into this agreement as the result of an inspection of said premises made by him and that said premises is being purchased as the result of that inspection.
10. **AGREEMENT:** This agreement shall extend and be binding upon the heirs, administrators, successors, and assigns of the parties hereto.



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11. **APPROVAL OF SELLER:** The buyer acknowledges that this agreement is subject to the approval of Seller. Pending such approval Buyer shall be bound by this agreement with the same force and effect as if no such approval were required. If this agreement is not approved by Sellers, the deposit money paid on account hereof will be returned to Buyer, without interest, and this agreement shall become null and void.
12. **NOTICE:** It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or totally within an agricultural district, and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust, and odors.
13. **ENTIRE DOCUMENT:** This contract (and other parts signed by Seller and Buyer), when completely filled out and when signed by both seller and buyer will be the record of the complete agreement between the Buyer and Seller concerning the purchase and sale of the property. No verbal agreements will be binding on either Buyer or Seller unless they are written down and signed by both Buyer and Seller.
14. **ATTORNEY APPROVAL:** This contract has been approved by the Seller's attorney. Buyers must review this Contract with their Attorney prior to bidding to obtain his or her written approval letter to present with their offer or they must elect to waive Attorney approval.

Dated \_\_\_\_\_

Buyer \_\_\_\_\_

Witness \_\_\_\_\_

Buyer \_\_\_\_\_

**ACCEPTANCE OF OFFER BY SELLER:** Seller certifies that he-she own the property and have the power to sell the property. Seller accepts the offer and agrees to sell on the terms and conditions set forth in all parts of this purchase contract.

Dated \_\_\_\_\_

Seller \_\_\_\_\_

Witness \_\_\_\_\_

Seller \_\_\_\_\_

Buyer \_\_\_\_\_

Street \_\_\_\_\_

City/Town \_\_\_\_\_

Telephone \_\_\_\_\_

Attorney \_\_\_\_\_

Street \_\_\_\_\_

City/Town \_\_\_\_\_

Telephone \_\_\_\_\_

Seller \_\_\_\_\_

Street \_\_\_\_\_

City/Town \_\_\_\_\_

Telephone \_\_\_\_\_

Attorney \_\_\_\_\_

Street \_\_\_\_\_

City/Town \_\_\_\_\_

Telephone \_\_\_\_\_

