

# Heminway Real Estate Auction

**31 Dellinger Avenue**

Saturday, November 20, 2010      2:00 PM      Batavia, New York

**DIRECTIONS:** Auction to be held at 31 Dellinger Avenue. Dellinger Avenue runs north off Main St. in the city of Batavia.



## Real Estate:

Selling will be a two family home with approximately 2,440 sq.ft. Well maintained with two bedrooms in each unit, plus all separate utilities. Ideal owner occupied property or investment opportunity. Move in ready.

## Sale Method:

Property sells at \$60,000 or above.

## Terms:

Financing available to qualified parties. 3% to cooperating brokers. Upon acceptance of the high bid, a deposit of \$7,000 will immediately be required in cash, cashier's check or check acceptable to Danielle Windus Cook Properties, LLC and William Kent Inc. by prior arrangement.

## Open Houses:

Saturday	November 13, 2010	1:00 PM - 3:00 PM
Tuesday	November 16, 2010	3:00 PM - 5:00 PM

## For details contact:

Bob Muesebeck - 585-395-9574   [www.dwcproperties.com](http://www.dwcproperties.com) or  
David Kent - 585-343-5449   [www.williamkentinc.com](http://www.williamkentinc.com)

