Frank & Diane Land
Real Estate & Household Auction

Tuesday, November 1, 2011 4:00PM Shelby, New York

DIRECTIONS: Auction to be held at 4307 Waterworks Road, Town of Shelby. From Medina take Rt. 31A east to Waterworks Rd. (approx. 1 mile), south on Waterworks Rd. #4307..

Real Estate:
Ranch style home w/1254 sq.ft. on two country acres. Features include 3 bedrooms, bathroom, living room w/wood stove, den area, and a spacious eat-in kitchen. Also includes 24'x54' heated garage/shop w/ separate spaces for an office &/or tack room. Great Man Cave. Property also has a run-in shed for horses or storage & is also fenced. A five minute ride to Medina.

Sale Method:
Property sells at $20,000 or above.

Terms:
Financing available to qualified parties. Upon acceptance of the high bid, a deposit of $5,000 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:

Wednesday	October 26, 2011	3:00PM - 5:00PM
Saturday	October 29, 2011	10:00AM - 12 Noon

For details contact: Bob Muesebeck - 585-395-9574
www.dwcproperties.com
Josh Kent - 585-343-5449
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