

Brinsmaid Farm

PRELIMINARY

Real Estate Bid Packet

136 South Main, Lyndonville, NY

Property inspection by appointment only!

Bids on Real Estate due by March 20th, 2017

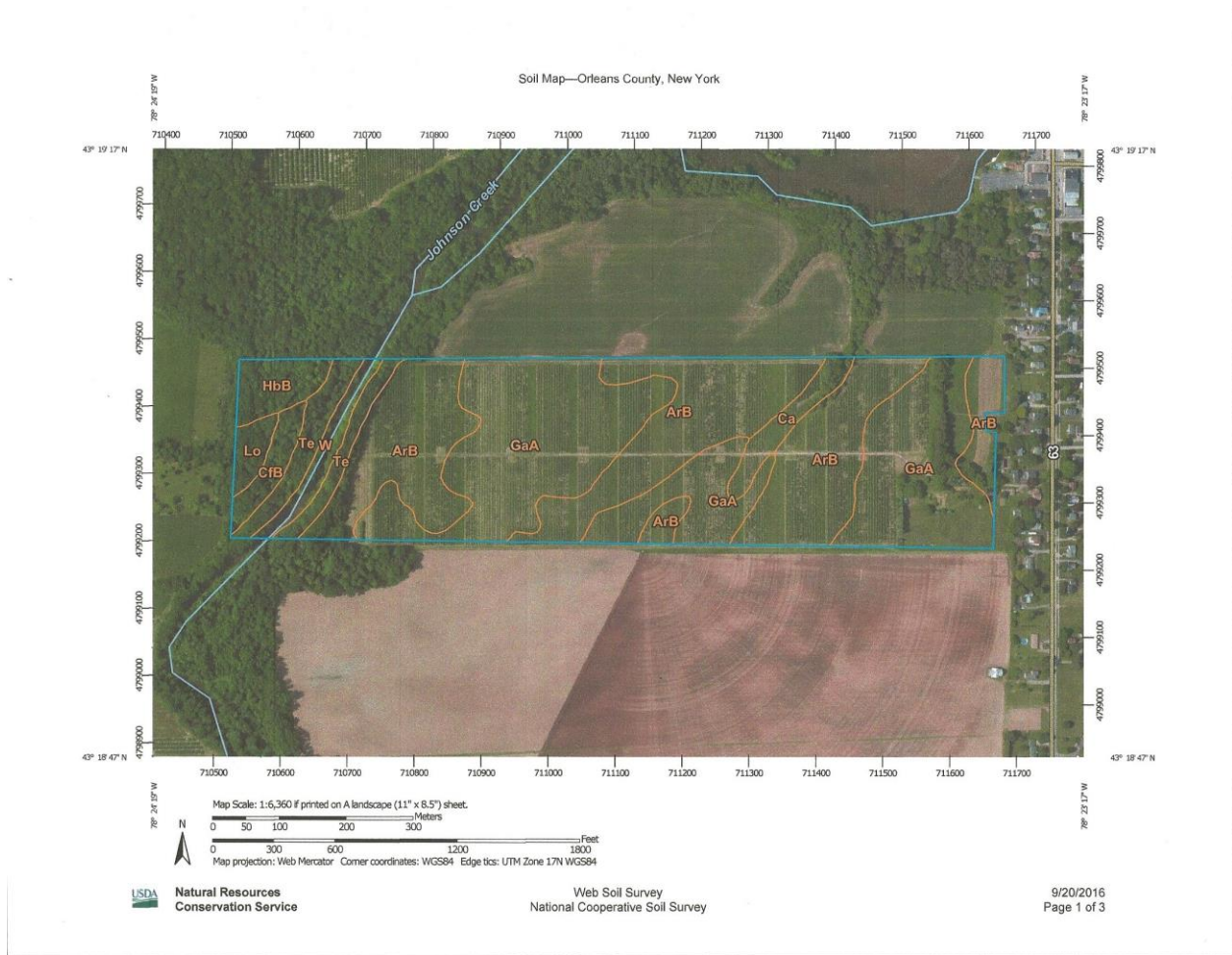
Offering: 78 acres of land in Lyndonville, Orleans County, New York

- 2160 sq ft home with four bedrooms all with walk in closets. Property features hardwood flooring, pocket doors, and all natural woodwork.
- Large garage with finished second story with kitchen and bath.
- Inground pool
- Very productive soils currently in orchard. Orchard is under lease through 2018. Contact our office for lease terms.
- Property will be offered in multiple parcels subject to Village of Lyndonville planning board.

Sells subject to confirmation. See complete terms in this packet!



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Soil Map-For reference only!

PO Box 58
Stafford, NY 14143
585-343-5449
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Soil Map—Orleans County, New York

Map Unit Legend

Orleans County, New York (NY073)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArB	Arkport very fine sandy loam, 0 to 6 percent slopes	31.6	40.7%
Ca	Canandaigua soils	2.2	2.8%
CFB	Cazenovia gravelly silt loam, shale substratum, 3 to 8 percent slopes	1.7	2.2%
GaA	Galen very fine sandy loam, 0 to 2 percent slopes	32.4	41.7%
HbB	Hilton loam, 3 to 8 percent slopes	2.5	3.2%
Lo	Lockport silty clay loam	1.2	1.5%
Te	Teel silt loam	4.2	5.4%
W	Water	2.0	2.6%
Totals for Area of Interest		77.7	100.0%

Soil Table-For reference only!



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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 subject to confirmation.
3. Seller reserves 1 week from bid due date of March 20, 2017 to act on offers.
4. Seller reserves the right to proceed to a live auction if multiple bids are presented with amounts within close proximity of each other.
5. 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.
6. **DEPOSIT AMOUNTS: \$30,000**
7. 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.
8. Seller will convey to buyer the premises by Warranty Deed.
9. 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.
10. Any personal property remaining on the premises at the time of closing becomes the property of the buyer.
11. 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.

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 Yates and Village of Lyndonville, County of Orleans, State of New York, known as: _____ and consisting of approximately _____ 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) # _____
 - b. Property sells as per _____
 - 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, _____ 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 Orleans County Clerk's Office on or before the 15th day of May, 2017.
6. **BUYER'S POSSESSION OF PROPERTY:** Buyer shall receive possession of the tillable portions of the farm upon acceptance of the offer subject to the existing lease. Buyer shall receive possession of the buildings 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. **LIFE OF OFFER:** This offer may be accepted by Seller at any time up to Friday April 7th, 2017 at 5pm.
14. **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.
15. **ATTORNEY APPROVAL:** This contract has been approved by the Seller's attorney. Buyer's attorney must approve the contract prior to submission to the Seller.

Dated _____

Buyer _____

Witness _____

Buyer _____

Dated _____

Attorney _____

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 _____

