

## **INTRODUCTIONS OF PROPERTY, TERMS AND CONDITIONS:**

On this Day, Saturday, November 17, 2018 at \_\_\_\_\_ AM I, Mark E. Dixon III, will act only as the agent in behalf of Flora A. Edwards in the offering, and or Sale of this property located at: #6560 Parkwood Rd. Shelocta, PA 15774; (76 Acres), also known as Parcel No. 43-001-106; (Instrument No. 2017-288660) AND (4 Acres) Parcel No. 43-001-106.00-001 (Instrument No. 2017-288658), here in the Township of Young, Indiana County of Pennsylvania to be offered as according to the present deed where is as is, in its now present condition, subjecting all offers to confirmation by Seller.

**TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:**

**PROPERTY LINES:** The Buyer will purchase the property within the boundaries described within the present deed.

**ZONING & DEED RESTRICTIONS:** None

**RIGHT OF WAYS:** Utilities

**WATER:** Public

**SEWAGE:** Non-Public

**CHATTELS:** Included within the Sale of this Property (76.011 Acres) are the following: Light Fixtures, Window Furnishings, Refrigerator, Stove, Microwave, Dishwasher, Washer & Dryer, Jacuzzi Hot Tub, Electric Garage Door Openers, Swimming Pool, Pool/ Spa Cover, Pump, Pool Filters, Ceiling Fans and Smoke Detectors.

**PROPERTY INSPECTIONS:** Any Bidder interested in this property that has not taken the opportunity to conduct any inspections during the promotional period prior to this day, shall now waive all rights to do so.

**REALTY TRANSFER TAX:** a 2% Realty Transfer Tax will be paid by the Buyer. So if you buy this property, for every \$1,000., you will pay \$20.00 in Realty Transfer Tax.

**TAX PRORATION (76 Acres – Farm House):** The Township and County Real Estate Taxes will be calculated on an annual basis as of the day of closing. If the County & Township Taxes are \$956.57 for the year, the Buyer will be responsible for \$2.62 cents per diem for each remaining day of the year of 2018. The school real estate taxes will be calculated on a fiscal basis as of the day of closing. If the taxes are \$2,687.68 for the current school year, the Buyer will be responsible for \$7.36 per diem for each remaining day of the fiscal school year as of the day of closing.

**TAX PRORATION (4 Acres – Doublewide & Singlewide):** The Township and County Real Estate Taxes will be calculated on an annual basis as of the day of closing. If the County & Township Taxes are \$156.16 for the year, the Buyer will be responsible for \$.43 cents per diem for each remaining day of the year of 2018. The school real estate taxes will be calculated on a fiscal basis as of the day of closing. If the taxes are \$444.00 for the current school year, the Buyer will be responsible for \$1.22 per diem for each remaining day of the fiscal school year as of the day of closing.

MONEY DOWN: The successful Bidder in the purchase of said property at the time of Sale, will be required to put 10% Down upon the signing of a Sale Agreement. The balance of the purchase price will be due upon delivery of Deed.

CONDITION OF DEED: All Bidders will be bidding on a deed free and clear of all encumbrances. The rights to or the reservation of any or all coal, oil, gas, or any other mineral rights will be as according to the present deed. In the event, the Seller fails to provide a clear title, the Buyer's deposit will be returned.

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*Buyer's Signature*

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*Date*

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*Buyer's Signature*

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*Date*