



NEW YORK STATE PUBLIC AUCTION



PROPERTY FOR SALE:

**123 CHURCH STREET
MARGARETVILLE, NEW YORK
DELAWARE COUNTY**

AUCTION DATE:

JUNE 6, 2013

MINIMUM BID:

\$110,000

OPEN HOUSES:

**APRIL 11, MAY 1, MAY 29
11:00 A.M. - 2:00 P.M.**

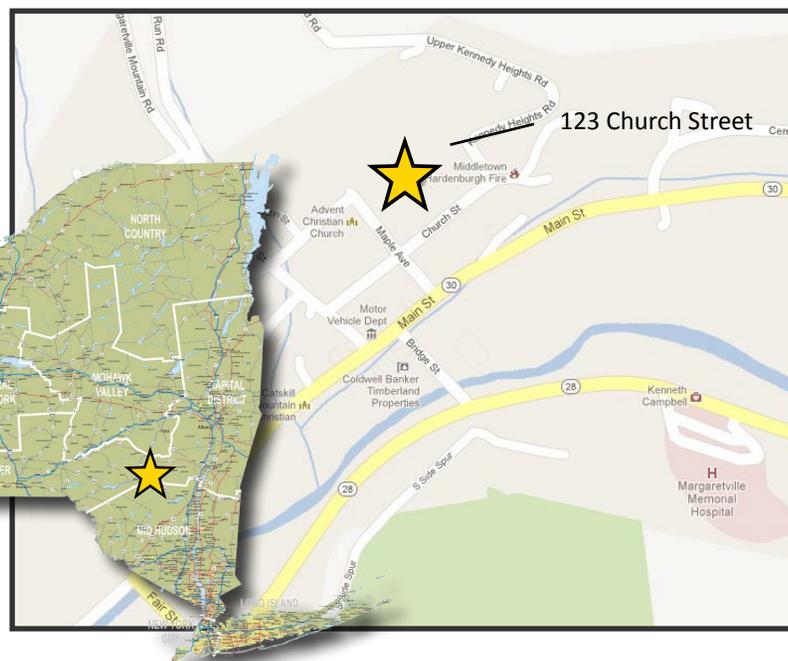
PROPERTY HIGHLIGHTS



- PROPERTY HIGHLIGHTS
- PROPERTY DETAILS
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123 Church Street is a two-story, single-family, Victorian-style home that formerly operated as a residence by the New York State Office for Persons With Developmental Disabilities. Located in a quiet residential neighborhood, the property is gently sloping with mature landscaping, a one-car garage and onsite parking. The home consists of 3,531 square feet on a 1.62-acre lot, and features five bedrooms and three bathrooms. The home is within walking distance to churches, shops and restaurants.

Margaretville (Delaware County) is a small village in Western edge of the Catskill Mountains. It is approximately 85 miles from Albany and 140 miles from New York City. The area offers numerous outdoor recreational opportunities, including nearby skiing resorts, camping, hunting and fishing, and hiking.



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Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.

PROPERTY DETAILS



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- Ownership:** The property is currently owned by the State of New York, appropriation dated October 23, 1986.
- Tax Map ID:** 306.7-4-5
- Site Description:** The property being auctioned is a two-story, single-family residence consisting of 3,531 Square feet on a 1.62 acre lot. The home has five bedrooms and three bathrooms. The basement is unfinished. There is a one-car garage as well as onsite parking. The property is being sold as is; all bidders are encouraged to research the property before bidding.
- Lot Size:** 1.62 acres
- Taxes:** State-owned real property is exempt from property and school taxes. For information regarding assessment rates, please contact Michael Sabansky, Director of Real Property, 111 Main Street, Delhi, New York, 607.832.5130.
- Zoning:** State-owned property is exempt from local zoning. However, the subject is within an area designated as residential.
- Utilities:** Electric, natural gas, telephone, municipal water and sewer.
- Easements:** The property is subject to typical utility easements.
- Tanks:** One underground fuel oil tank.

The following documents pertaining to 123 Church Street can be found on the New York State Surplus Real Property website at: <http://properties.esd.ny.gov/>

- Notice of Sale
- Bidder-Purchaser Affidavit
- Broker Affidavit
- Authorization to Bid
- Real Estate Contract
- Appendix A: Standard Clauses for New York State Contracts

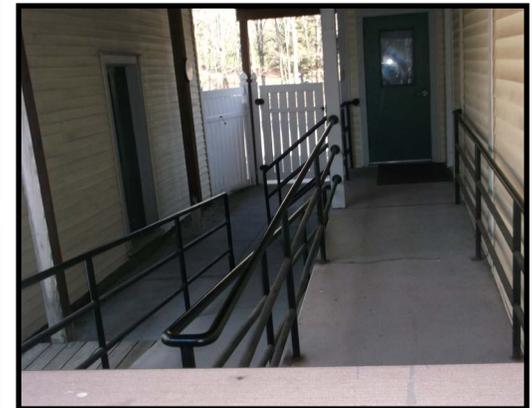


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PHOTOGRAPHS



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Note: The following information is for general purposes only.
Please refer to the [Notice of Sale](#) for the official sale information.

- Property for Sale:** 123 Church Street, Margaretville (Delaware County), New York
The property is being sold as is.
- Date and Time:** Thursday, June 6, 2013
12:00 p.m.
Registration begins at 11:30 a.m.
Potential bidders **must** register with a certified check or bank draft in order to be eligible to bid.
- Location:** Middletown Town Hall
42339 State Highway 28
Margaretville, New York 12455
Note: This is a public building where visitors may be required to present identification before being permitted to enter.
- Minimum Bid:** \$110,000
By law, no lower bid can be accepted.
- Site Inspections:** Thursday, April 11, 11:00 a.m. - 2:00 p.m.
Wednesday, May 1, 11:00 a.m. - 2:00 p.m.
Wednesday, May 29, 11:00 a.m. - 2:00 p.m.
Additional dates and times are always available by appointment.
- Terms:** A deposit of \$11,000 in the form of a certified check or bank draft (made payable to yourself) must be presented to register. The successful bidder will be required to endorse the deposit check to the "Commissioner of General Services." If applicable, an additional nonrefundable amount will be required, which, together with the initial deposit, shall equal 10 percent of the successful bid. Said amount is to be paid no later than ten business days after notification of acceptance of bid. The balance of the purchase price is due 120 days after notification of acceptance of bid.
- Broker Commission:** A five percent broker commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder at the time of closing. Bidder-Purchaser and Broker Affidavits must be submitted to OGS Legal Services by close of business Tuesday, June 4, 2013.
- Special Requirements:** Anyone acting as a representative of another person or corporation must, at least 48 hours in advance, verify such capacity in writing. For more information, please see the sample Authorization to Bid form in the Legal and Reference Documents packet.

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New York State Office of General Services Division of Real Estate Development

26th Floor, Corning Tower
Empire State Plaza
Albany, NY 12242
518.474.2195

land.management@ogs.ny.gov

www.ogs.ny.gov

<http://properties.esd.ny.gov/default.htm>

www.facebook.com/nysrealproperty*

<http://www.flickr.com/photos/nysogs>*

Designated Contacts:

Division of Real Estate Development

518.474.2195

Charles Sheifer
Robert M. Van Deloo, Jr.
Laura Graham
Edward Burns
Ralph Hill
Bethany Wieczorek
Daniel Quinlan
Paul McDonald
Elena Holtzclaw

Legal Services

518.474.8831

Thomas A. Pohl
Frank P. Pallante



Neighborhood View

ANDREW M. CUOMO
GOVERNOR
STATE OF NEW YORK



ROANN M. DESTITO
COMMISSIONER
OFFICE OF GENERAL SERVICES

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