



Office of General Services

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OGS TO HOLD PUBLIC AUCTION FOR SINGLE-FAMILY HOME IN HAMILTON COUNTY

New York State Office of General Services (OGS) Commissioner RoAnn M. Destito today announced public auction for state-owned property located at 135 Buttermilk Hill Road in Wells, Hamilton County will be conducted at 1 p.m. on Tuesday, August 4. Complete details, including photos, legal and reference documents, and auction requirements can be found online at www.nysstore.com by clicking "Scheduled Auctions."

The auction will take place in Wells Town Hall, 1438 Route 30, with registration beginning at 12:30 p.m.

Description of 135 Buttermilk Hill Road

Located in New York State's Adirondack Park, 135 Buttermilk Hill Road is a raised ranch-style home situated on a 0.54-acre lot. The house consists of 2,800 square feet of living space with seven bedrooms, two full bathrooms, a kitchen with appliances, dining room, dining room, and a large activity room. It also has a covered rear deck, metal roof, generator hookup, and a shed. The property is located near Lake Algonquin.

Open Houses: Open houses at 135 Buttermilk Hill Road will be conducted:

- Tuesday, July 7 – 10:30 a.m. to 1:30 p.m.
- Thursday, July 23 – 10:30 a.m. to 1:30 p.m.
- Friday, July 31 – 11 a.m. to 2 p.m.

Additional site inspections can be scheduled by calling (518) 474-2195 or emailing land.management@ogs.ny.gov.

Minimum Bid:

\$60,000 (\$6,000 deposit required to bid)

Terms for the property:

The property is being sold "as-is." Prospective bidders are encouraged to obtain professional advice, prior to the public sale to assure compliance with building codes and any planned use

of the property. They are also encouraged to contact a financial institution prior to the auction in order to obtain pre-contract credit clearance and borrowing guidelines.

Interested bidders will be required to present an initial deposit in the form of a certified check or bank draft in order to register. Checks should be made payable to either the Commissioner of General Services or the bidder.

A 5 percent broker's 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 the closing. Bidder and broker affidavits must be submitted to OGS Legal Services by 4 p.m. on Monday, August 3.

OGS provides a broad range of support services that facilitate the operation of state government and assist local governments, public authorities, and public and private agencies. OGS offers numerous services to clients throughout the Empire State, including property management, design and construction, procurement, and various support services.

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