

AUCTIONS
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Schalmont CSD Surplus Real Estate #23929

Auction Opens: Thu, Feb 25 3:00pm ET

Auction Closes: Fri, Mar 19 10:00am ET

Lot Title

0000 STOP PLEASE READ BEFORE BIDDING

0001 401 Duanesburg Rd, Rotterdam

Auction Terms & Conditions

Bidder Registration

1. Bidder Paperwork. Download the "Online Bidder Registration Packet" by visiting the following webpage, www.401DuanesburgRd.com, complete all required information areas by printing, signing legibly and returning to the office of Auctions International, Inc. by no later than 4:00PM on March 16, 2021. There will be NO EXCEPTIONS to this deadline! Once the Auctioneer has received your completed "Online Bidder Registration Packet", by the above referenced deadline, the packet will be reviewed for completeness. Once the packet is deemed complete by the Auctioneer, your online account will be given bidding privileges for this sale. The Auctioneer reserves the right to deny a registration packet for the lack of completeness or illegibility. If the Auctioneer does not receive a completed packet by the above date, you will not be able to participate in this sale, no exceptions.

"In addition to the "Online Bidder Registration Packet" interested bidders must have an active online account with Auctions International. If you have a current account, you will not need to create a new one. If you do not have an account please utilize the promotional code SCHALMONT at registration, to waive the one-time \$10 registration fee.

2. Internet/Online Bidding. Internet bidding through Auctions International, Inc.'s provider is offered as a service to our customers, and bidders shall not hold the District and/or Auctions International, Inc. responsible for any failure due to bidder hardware/software or the loss of internet connection, by the Provider.

3. Auction Period. The online only auction will commence on February 25 at 3:00 pm and will conclude on March 19, 2021 starting at 10:00 am. These dates are subject to change.

4. Parcel/Property to be Sold The property contained in this sale is offered via online only auction to the highest bidder by the Schalmont Central School District. This property is known as 401 Duanesburg Rd, Rotterdam, NY , Tax ID #58.1-1

5. Parcels Sold As Is This property is sold in its present condition in all respects, and is subject to utility easements, zoning ordinances of the City, Town, Village, or County, and any other restrictions of record. No warranties as to physical condition, habitability, tenancies, or compliance with any laws, codes, or ordinances are made either by the Seller(s) or Auctioneers, unless specifically stated herein. The property is being sold in "as-is" condition as of the date of sale. The Purchaser has satisfied himself/herself as to the conditions of the property prior to participating in the online auction.

(a) There are absolutely no representations made by the District, any of the District personnel or Auctions International staff as to the quality of title, location, lot size, accessibility to, environmental condition of, the existence of improvements or the condition of improvement, if any, with respect to any parcel to be auctioned. Buildings have not been inspected for the presence of lead paint or asbestos, or for their structural condition. All parcels are sold AS IS. Purchasers assume all risks associated with the parcels. The District will convey by quitclaim deed only. All bidders are advised to research the property before submitting a bid herein. The Auction is BUYER BEWARE!

(b) The District has not done an evaluation of the environmental condition of the parcels and makes no representation with regard thereto. In consideration of allowing buyers to bid at the auction, buyers agree to refrain from making any claim against the District or Auctioneer with regard to any environmental condition and agree to be responsible for removing any environmental hazard found on the property. Buyers further agree to hold the District and its agents harmless from any claims hereafter made against the District based on environmental hazards that may be present on any property purchased at this auction. No District employee or agent has any authority to make any warranty or representation of any nature regarding the condition of any parcel.

(c) All real property, including any buildings thereon, is sold "as is" and without any representation or warranty whatsoever as to the condition of the property or title and subject to:

A. Any statement of facts an accurate survey or personal inspection of the premises would disclose;

B. Applicable zoning, land use, and building laws and regulations;

C. Federal and state taxes, liens and judgments of record.

(d) All informational materials, such as slides, tax maps, deeds, photos, auction Listings, auction catalogs, property record cards, etc., are for identification purposes only and are neither a guarantee nor a warranty as to location, dimensions, parcel use and/or size, or anything else. **THE DISTRICT, ITS EMPLOYEES, ITS OFFICERS AND ITS AGENTS, TO INCLUDE THE AUCTIONEER, AND THE AUCTION COMPANY MAKE NO WARRANTY EXPRESSED OR IMPLIED IN CONNECTION WITH THIS SALE.**(e) The District reserves the right to accept or decline the high bid price obtained once the online auction is completed.

6. Personal Property No personal property is included in the sale of this parcels. The lawful disposition of any personal property located on the parcel shall be the sole responsibility of the successful bidder following the recording of the deed. 7. Buyer's Premium There is a 10% buyer's premium in effect for this sale. The buyer's premium is calculated in addition to the high bid price. If paying by credit card, a buyer's premium rate of fourteen percent (14%) of the bid amount will be calculated in the total contract price. For payments made with a certified check or certified funds, direct deposit or wire transfer, a discounted buyer's premium of ten percent (10%) of the bid amount will be calculated in the total contract price.

8. How Initial Deposit is Paid \$10,000.00 or 10% of the high bid price, whichever is greater, must be remitted as a down payment to the Auctioneer within 24 hours of the online auction closing. The winning bidder must be available via the telephone number provided on the registration documents, immediately following the closing of the sale, to arrange deposit payment. This initial deposit can be made with; credit card (Master Card, Discover Card, or Visa), wire transfer or direct deposit into our Citizens Bank account. Any payments made with a debit/credit card will incur an additional 4% fee. All deposits are non-refundable. If the Purchaser is paying by credit card agrees that they shall NOT attempt a chargeback on their credit card used in this transaction for any reason whatsoever. In such event that a charge back is initiated by Purchaser and that such attempt is upheld in favor of Auctioneer/Schalmon Central School District, Purchaser agrees and authorizes to compensate Auctions International with a \$750.00 recovery fee as a new charge to their credit card without requiring additional Purchaser signature. Failure to pay such recovery fee will result in collections action against said Purchaser. 9. Approval of Auction Results Required This sale is subject to the approval of the Schalomont Central School Board of Education. The Board will consider a resolution to approve the results of the completed Auction when it meets on Monday March 22, 2021.

In the event the Board declines the sale of this property, the Purchaser shall be entitled only to have their initial deposit payment returned to them.

10. Payment of the Balance The entire remaining balance of the purchase price including the buyer's premium must be paid to the Auctioneer within 10 business days of Board approval of the sale. The successful high bidder will be required to pay closing costs and fees directly to the District's Attorney, Honeywell Law Firm at the rates set forth by the County of Schenectady. Cover Page: \$5.00 Record & Index: \$40.00, plus \$5.00 per page, \$.50 for each additional name beyond two Capital Gains: \$5.00 RP-5217: \$250.00, Commercial property class If the high bidder fails to pay the balance due and recording fees in full, the District may accept the second highest bid, or reject all bids and re-sell the parcel. The initial deposit payment will not be returned to the winning bidder if they fail to complete the sale in accordance with the provisions above. 11. Buyer's Taxes **THIS PARCEL IS CONVEYED SUBJECT TO ALL TAXES, CHARGES, FEES, INTEREST & PENALTIES, ETC; INCLUDING SCHOOL TAXES, TOWN AND COUNTY TAXES, VILLAGE TAXES AND RELEVIED WATER AND SEWER TAXES, IF ANY. THESE TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.**

Information as to the type and amount of any taxes, the parcel may be subject to can be obtained from the Schenectady County Clerk's Office or the Town of Rotterdam Supervisor's Office.

12. Quitclaim Deed The District will convey by Quit-Claim Deed only, with no warranty or representation as to the marketability of the title. Conveyance will contain the description of the property as it appears on the tax and current deed description. After approval of the School Board, and after payment of the

accepted purchase price, along with any applicable current taxes, and closing fees/costs, deed filing fee, the deed will be recorded by the Districts Attorney, Honeywell Law Firm in the County Clerk's Office.

13. **No Assignments**The purchaser may not assign the right to complete the sale to another person or entity. All deeds shall identify the grantee(s) as the successful bidder(s) as registered at the auction. No person who is not registered as a bidder may be placed on the deed as an owner.

14. **No Liability For Delays**The District and Auctioneer shall not be liable or responsible to any successful bidder for any delay in conveying a parcel to the successful bidder caused by: a court ordered stay; a stay imposed by federal or state law and/or regulation; an Executive Order of the Governor; or an order of the New York State Department of Health

Payment Methods: We accept cash, cashier/certified check, wire/bank transfer and credit cards.

Buyer's Premium: There is a 10%* discounted Buyer's Premium in effect for this auction.
*for payments made with cash or certified funds. A 14% non-discounted buyer's premium will be charged for payments made with credit/debit cards.

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