

McGregor Real Estate

AUCTION

Friday, August 5, 2016 ~ 10:00 AM



To help settle the Estate of Joyce McGregor, we will offer the following at Public Auction.

4.3 acres more/less located at 549 Centennial Lane
Sheridan, Wyoming

Selling as one parcel. Property consist of Log Home, Log Barn w/attached Greenhouse and Metal Shop, borders Big Goose Creek. Early water rights and large mature trees.

Terms and Conditions: Property sells without buyer contingency of any kind, must have your financial arrangements secured prior to bidding. Buyers to perform due diligence. Title insurance will be provided. A commitment for title insurance showing marketable title will be made available for your inspection. No mineral interests will be conveyed. Water rights will be conveyed with land.

The auctioneers/brokers are representing the seller's interests in this transaction. Visual real estate maps have been prepared for marketing purposes only, they are approximate and buyers should rely on their own judgement and inspections of the subject property. The property is sold in "As Is" condition without any warranties either expressed or implied as to the nature, condition or description of the property or any improvements. Please inspect to the extent deemed necessary and rely on your own judgement when bidding. All information provided was derived from sources deemed reliable, however neither the seller nor the auctioneers/brokers are making any guaranties or warranties, actual or implied. Any announcements made the day of the auction supersede any and all previously printed material and any other oral statements made.

Estimated Real Estate taxes for 2016 are \$1,227.19 and shall be prorated day of closing. Property will be sold by legal description. A boundary survey will be provided and marketable title will be transferred subject to any easements, covenants, restrictions and reservations of records.

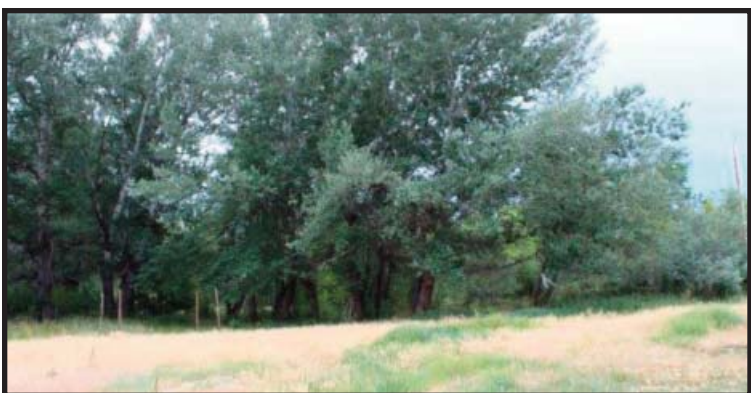
Payment Terms: \$25,000.00 earnest money in form of a certified or cashier's check the day of Auction made payable to Wilcox Title Co. Check must be presented to obtain a bid number prior to auction.

Closing and possession within 30 days. Owners are not responsible for accidents or loss. Please review the terms and conditions. If you have any questions, please contact your attorney prior to auction.

For full legal description, request an information packet or go to www.buffalowyminghomes.com Sells with McGregor Family Trust approval.

REAL ESTATE AUCTION FOR THE JOYCE McGREGOR ESTATE
549 CENTENNIAL LANE – SHERIDAN, WYOMING

For Property Inspections call
Larry Brannian, Auctioneer/Associate Broker (307) 620 5262
or Dave Cates, Auctioneer/Sales Associate (307) 621-0848.



LARRY BRANNIAN, Associate Broker
1-307-620-5262

DAVE CATES, Sales Associate
1-307-621-0848