

## **FACT SHEET**

**PROPERTY ADDRESS:** NORTH ROAD  
**OPENING BID:** \$100,000  
**TOWN:** WHEATLAND  
**TAX MAP #:** 199.02-1-17

**CURRENT ASSESSED VALUE:** \$92,900  
**CURRENT TAXES:** \$3,656.42

**LAND USE CODE:** 720  
**TOTAL SITE SIZE:** 73.9 ACRES  
**ROAD FRONTAGE:** SEE TAX MAP  
**AVAILABLE UTILITIES:**  
    **GAS/ELEC:** ELECTRIC  
    **WATER:** NONE  
    **SEWER:** NONE

### **OTHER:**

**THE COUNTY IS SELLING THIS PARCEL IN "AS IS" CONDITION. IT IS THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE PERMITTED USE OF THIS PARCEL AND COMPLY WITH ANY AND ALL TOWN ZONING AND BUILDING CODES.**

**INFORMATION GIVEN HERE IS FOR INFORMATIONAL PURPOSES ONLY. THESE FACTS AND FIGURES ARE SUBJECT TO CHANGES AND ARE THEREFORE DISCRETIONARY. POTENTIAL BUYERS ARE RESPONSIBLE TO PERFORM THEIR OWN DUE DILIGENCE.**

**THE SELLER (MONROE COUNTY), NEITHER GUARANTEES NOR WARRANTIES ANYTHING AS TO THE LOCATION, DIMENSION, PARCEL USE OR SIZE. IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE LEGAL AND/OR PHYSICAL FITNESS OF THE PROPERTY.**

