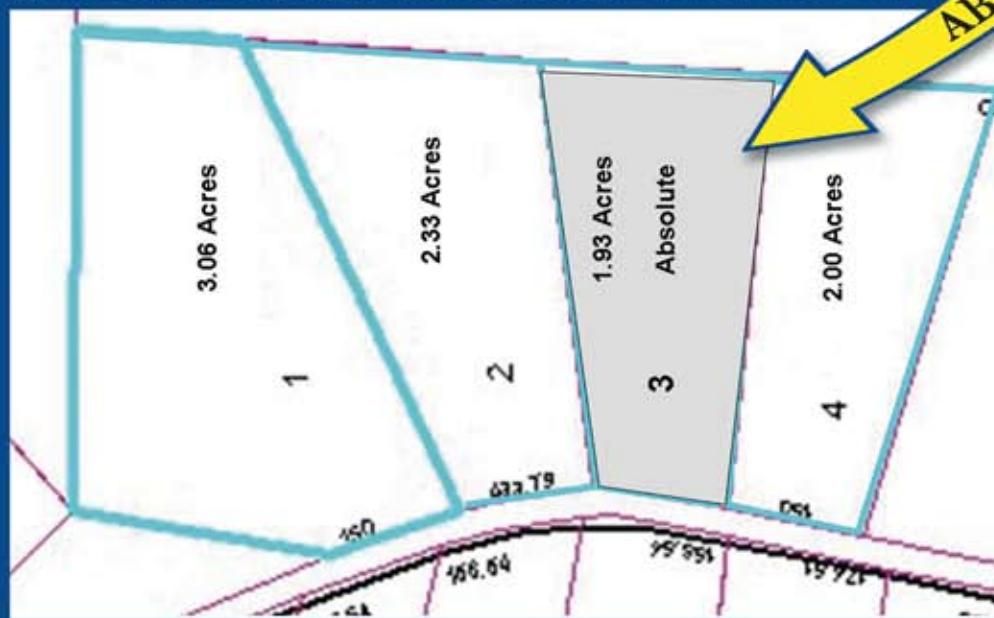


Absolute *auCTION* This Property will be Sold on **AUGUST 27, 2006 1:00 p.m.** **Blades Town Hall**

Directions: West On Stein Highway. Right on Atlanta.
Left On Briar Hook Road. Right Onto Hensley Road.
Lots Are On The Right in The Woods

ALL LOTS HAVE PERKED FOR MOUND SEPTIC SYSTEMS,
WITH THE POTENTIAL OF ALTERNATIVE SEPTIC SYSTEMS.



ABSOLUTE SALE

Lots
Located on
Hensley Road
Seaford, DE

4 Premiere
wooded lots
ranging from
1.93 acres - 3.06

2.33 Acres
3.06 Acres
1.93 Acres
2.00 Acres

**LOT #3 WILL BE SOLD ABSOLUTE; the remainder lots will subject to
seller confirmation.**

Sunday, August 27, 2006

Auction at 1:00 p.m.

Sale to be held at Blades Town Hall.

Terms of Sale

6% BUYER'S PREMIUM ADDED TO THE HAMMER PRICE

Terms of Sale: - A deposit in the form of cash, cashier's check or certified check for \$2500 is due at the time and place of sale. The difference to bring the deposit up to 10% is due Wednesday, August 30, 2006 in the auctioneer's office located at 17316 Coastal Highway, Lewes, DE 19958. One lot will be sold absolute. Remaining three lots will be subject to seller confirmation. All potential buyers will be required to provide proof of funds when registering to bid. Settlement shall occur within 30 days of sale date. If payment of the balance of the purchase price or deposit is not paid within the specified period, the deposit will be forfeited and the property may be resold at the risk and expense of the defaulting purchaser. All expenses, including real estate taxes, pro-rations of property taxes, HOA fees, sewer, water, propane, and other related expenses are to be adjusted to date of sale and assumed there after by the purchaser. Cost of all documentary stamps, settlement cost, and one-half of transfer taxes, to be paid by the purchaser. The property will be sold in "As is" condition without express or implied warranty as to the nature and description of the improvements. The property will be sold subject to easements, agreements, restrictions or covenants of record affecting the same, if any. Dimensions and acreage are more or less. Time is of essence as to the terms of this contract. The subject property may be purchased prior to auction. 6% buyer's premium will be added to purchase price and settlement terms may be negotiated.

BEACH TO BAY
AUCTIONS
Specializing in Real Estate and Consignments

Andrew Staton, *Certified Real Estate Auctioneer*
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