

★ ABSOLUTE AUCTION ★

**REAL ESTATE
& PERSONAL
PROPERTY**

AUCTION

Saturday, March 11, 2017 10:00 AM

923 N Pine, Newton KS | Patricia Angood Estate

AUCTION HELD ON SITE

4 BED/1 BATH HOME • CH/CA • 2 CAR GARAGE

REAL ESTATE SELLS PROMPTLY AT 10:00 AM

PROPERTY DESCRIPTION

This very nice four bedroom, single bath, 1.5 story home is being offered at ABSOLUTE Auction Saturday March 11th, 10:00AM. The home includes a large living room and dining room with hard wood floors and a ground floor master bedroom with hard wood floors, spacious kitchen with newer vinyl floors and metal cabinets. There is also a laundry mudroom area, the three additional bedrooms are on the second floor. The home also includes a utility basement, central heat and air conditioning, vinyl siding and a new roof. There is also an oversized 2 car garage with openers and a large backyard surrounded by a rose bush hedge. Parents, do you want to help the kids get an affordable nice home they can build equity in? This is perfect. Investors do you need a home ready for tenants on day one? Here it is. This home is selling to the last buyer with their hand in the air at straight up 10:00AM Saturday, March 11th.

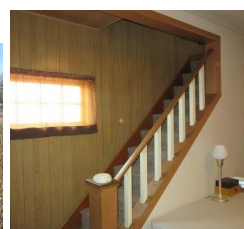
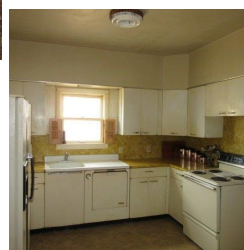
2016 Taxes \$1,218

DISCLOSURE

This property is selling in its present condition and is accepted by the buyer (s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his (her) own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections and needed appraisals completed prior to the auction day including, but not limited to, roof, structure, termite, radon, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from source deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. All registered bidders will be granted access to complete all needed inspections prior to the sale by registering and scheduling an appointment. Property is sold as is. Call 316-775-7717 for all available reports and addendums. Auctioneer and agents of Realty Executives Sudduth Realty Inc. are acting as agents of the sellers. There will be a 1% referral fee paid to co-op agents with clients registered prior to March 9, 2017 5:00pm

TERMS

All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. All successful bidders will be required to sign a cash contract and deposit 10% of total bid price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements; the sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is cash at closing on or before April 21, 2017. Cost of title insurance and closing fee will be split 50/50. Possession will be at closing. A 10% Buyers Premium will be added to the final bid.



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Announcements Made Day of Sale Take Precedence Over Printed Matter.



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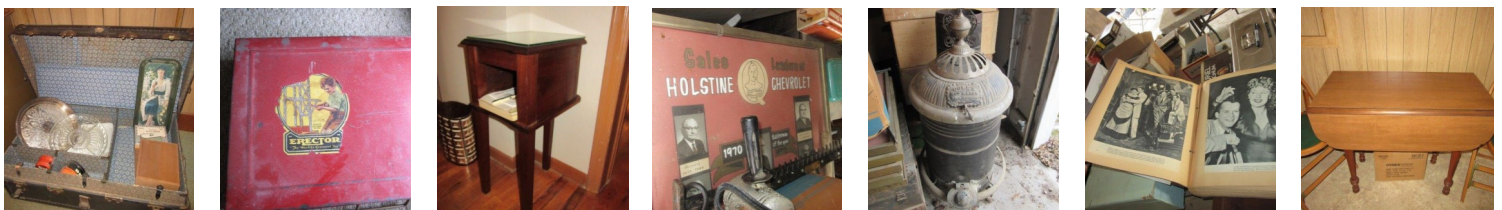
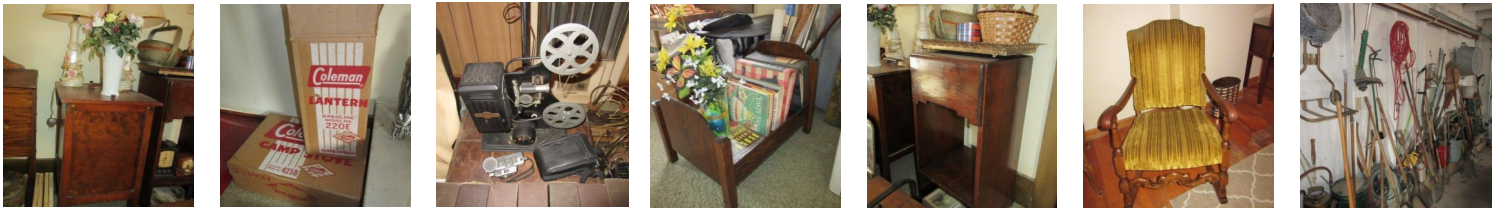
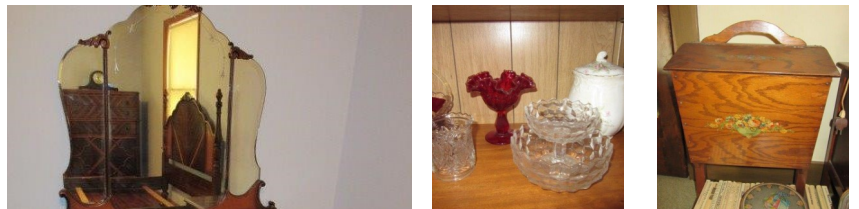
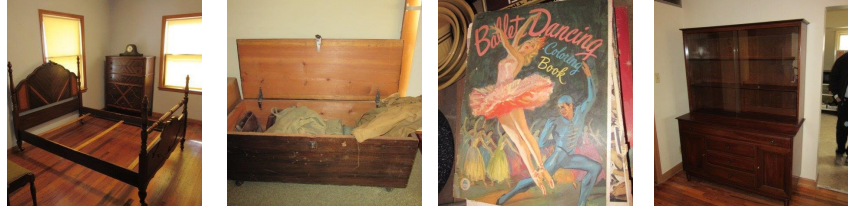
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AUCTION ONSITE

AUCTIONEERS NOTES: AUCTIONEERS NOTES There are tons of hidden treasures in this auction much more that we can list, some very interesting items are scrap books full of celebrity photographs and poses, There is an original Shepherd of the Hills book in mint condition with the only copyright date of 1907 and several other books in top condition, lots of cameras , old board games, toys, doll furniture more than can be listed.



- Console TV
- 2 Queen Ann Style Chairs
- 1 French Provincial End Table
- 2 Square French Provincial Coffee Tables
- 1 Octagon End Table
- 1 Square End Table
- 1 Rocking Chair
- 1 Small Side Chair
- 1 Telephone Table
- 1 Danish Modern China Hutch
- 3 Piece Antique Bedroom Set
- 1 Small Maple Kitchen Table
- 3 Folding Chairs
- 3 Vintage Kitchen Chairs
- 1 Vintage Kitchen Chair
- Various Table & Floor Lamps
- 1 Wooden Plant Stand
- Complete Kitchen Supplies
- Various Antique Dishes
- Various Antique Crystal
- Silver Serving Set
- Various Clock
- Christmas Décor
- Sewing Machine/Supplies
- Various Quilts & Linens
- Foot Lockers/Trunk
- 100's of vintage 40's & 50's vinyl albums
- Model A and T tools
- Frank Lloyd Wright 1907
- Jewelry
- Children's Furniture
- Old Toys/Games
- Books - Books - Books
- 2 Slide Projectors w/ Equipment
- Military Clothes
- Colman Stove/Lantern
- Army Cot
- Pen Collection
- Typewriter
- Camera Equipment
- Fishing
- Tools (Shop)
- Wood Burning Stove
- Luggage Set
- Fans
- 2 Lawn Boy Lawnmowers
- Puzzles
- Miscellaneous Garden Tools

Announcements Made Day of Sale Take Precedence Over Printed Matter.



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