

Court Ordered
REAL ESTATE
Liquidation

★ ABSOLUTE ★ AUCTION

Thursday, August 10, 2017 • 6:00 PM Sharp

AUCTION ON SITE: 331 N Topeka, El Dorado KS

PROPERTY DESCRIPTION

This is a very nice well-kept older home. The home includes original wood work perfectly maintained, updated kitchen cabinets, central heat and air conditioning, vinyl siding, formal dining room, separate laundry room and back porch. Additionally there is a detached 1 car garage. There is also an interesting unfinished attic area with a great second story porch. This is a great opportunity for a 1st time buyer that wants a beautiful older home that needs light remodel for instant equity or the investor needing a great property to add to their real estate portfolio.

2016 Taxes: \$1227 Yearly Special Tax: \$27

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 Contract for purchase 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 balance in immediately available certified funds at closing on or before September 11th, 2017. Cost of title insurance and closing fee will be split 50/50. Preliminary Title is ordered through Kansas Secured Title. There will be a 10% buyers premium added to the final bid price.

ADDITIONAL TERMS AND CONDITIONS

For additional Terms, Conditions and Information visit <https://www.sudduthrealty.com/auctions/> and click on downloads.



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