

# ★ ★ AUGUSTA • KS ★ ★ REAL ESTATE AUCTION

NICE HOME - GREAT NEIGHBORHOOD

Tuesday, September 19, 2017 • 6:00 PM Sharp

AUCTION ON SITE: 1522 N Cron St, Augusta KS

## Showings By Appointment

### PROPERTY DESCRIPTION

1522 Cron is one of those rare homes to be offered at auction. This home has 2 bedrooms with a possibility for more, 1 bath, hardwood floors and a family room with wood burning fireplace. Additionally, the home has central heat and air conditioning, east facing patio and an oversized 2 car garage all surrounded by chain link fence. The location is premium; one block from the city park and pool, walking distance to Lincoln School, churches, library and ball diamonds. If you are looking for your first home where you can gain quick sweat equity or an investment property for your portfolio don't miss this auction.

2016 Taxes: \$1254

### 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 October 19, 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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Announcements Made Day of Sale Take Precedence Over Printed Matter.



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"Exceptional Service from Exceptional People"

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