

★ ★ ABSOLUTE ★ ★ REAL ESTATE LIQUIDATION AUCTION

Saturday, October 14, 2017 • 10:00 AM Sharp
AUCTION ON SITE: 216 E Mulvane, Mulvane KS
OPEN HOUSE: Sunday, October 8th 2:00-4:00 PM
Showings By Appointment after October 8th

PROPERTY DESCRIPTION

216 E Mulvane is a stately 4 bedroom, 1.5 bath 2,188 square foot home on nearly a ¼ acre corner lot in old town Mulvane, Kansas. This home has a large living room and foyer, formal dining room, large kitchen with breakfast nook, separate laundry/mud room, central heat and air conditioning, four large bedrooms and a utility cellar. Additionally there is an oversized two car garage with plenty of room for work benches and projects. The home has a lot of antique charm and many, many opportunities for a young family or an investor.

2016 Taxes: \$1454.00 | Special Tax \$4.88

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 November 14th, 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.** Property sold as is.

ADDITIONAL TERMS AND CONDITIONS

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



▶▶▶ **View More Pictures and Info Online at** www.sudduthrealty.com ◀◀◀

Announcements Made Day of Sale Take Precedence Over Printed Matter.



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"Exceptional Service from Exceptional People"

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