

★ ★ ABSOLUTE ★ ★ REAL ESTATE AUCTION

ESTATE LIQUIDATION

Thursday, October 12, 2017 • 6:00 PM Sharp
AUCTION ON SITE: 827 N Terrace, Wichita KS

Showings By Appointment

PROPERTY DESCRIPTION

This is an estate liquidation. The home is a well-cared for 988 square foot, 2 bedroom, 1 bath home with formal dining area, living room with wood burning fireplace, nice kitchen, full basement with shop, newer high efficiency central heat and air conditioning, newer hot water tank, vinyl siding, 1 car garage with opener. This is a longtime owner home and it has been maintained well over the years. Be sure to attend this auction for you best buy.

2016 Taxes: 889.00 | Special Tax \$4.85

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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