

Absolute Auction

521 N Sharpville Rd El Dorado, KS 67042

Saturday December 2nd, 2017

10:00am

996 SQFT home, 1500 SQFT Barn and 1.8 Acres

OPEN one hour before the auction.

Property Description: Selling at ABSOLUTE AUCTION. This 996 square foot home on 1.8 acres. The home was built in 1980 the home has central heat and air conditioning; the utilities are city water, natural gas, electricity and septic sewer. Additionally property includes a 1500 Square foot metal barn and lots of timber. This is an estate liquidation selling as is. Contract must be Court approved. All personal property on the property on the day of closing stays except for the truck box next to the barn.

2017 Taxes \$731.00 Special Tax. \$36.00 a year.

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 January 2nd, 2018. 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.



Mark Sudduth
Realtor/Auctioneer
316-734-7717

