

CITY-OWNED REAL ESTATE LIQUIDATION

LEON ★KS★ AUCTION

Saturday, January 13, 2018 • 10:00 AM Sharp

AUCTION LOCATION:

For Both Properties at 808 N Olive Leon, KS

PROPERTY DESCRIPTION - 808 N Olive Street

The city of Leon, KS is selling at ABSOLUTE Auction 808 N Olive. 814 Square Foot 2 Bedroom 1 Bath Home with large living room, Kitchen, Updated Central Heat and Air Conditioning, Replacement Windows, Vinyl Siding and separate Laundry room. Large shaded back yard. Perfect Investment property or 1st home.

Legal Description: The South 1/2 of lot2, Block K, Noe's North Addition to the town of Leon, Butler County, Kansas

2017 Taxes: \$742.00



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 February 13, 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.



PROPERTY DESCRIPTION - 322 W North Street

.53 Acre building lot right in town all city utilities available. The lot has mature shade trees and blacktop frontage, it's the perfect affordable set up for a new home. The final bid on this auction has to be approved by City Staff day of sale.

Legal Description: West Leon Town Company Addition, West 1/2 of lots 15 and 16

2017 Taxes: \$61.00

▶▶▶ 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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