

Real Estate Auction

Tuesday, Jan 22 @ 6:30 PM

501 N. 1st St., Canton, KS



Seller: Sunflower Bank NA



Agents's statement: Nice project home, it needs some fresh paint and new flooring, but looks to be a solid structure. Large detached 2 car garage build in 2000. Located on the east side of Canton.

Property: 3 bed, 1 bath, 1 1/2 story bungalow build in 1920.

Seller: Sunflower Bank NA

Open House:

Sunday January 6 1:00-2:30 PM

Sunday January 13 1:00-2:30 PM

The property can also be seen by appointment. Call Troy or any other real estate agent you work with.

Taxes: 2018 taxes were \$1,238.78 2019 taxes will be prorated by closing date.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither the Agent nor the Seller makes any guarantees or warranties as to its accuracy. All sketches, dimensions and figures are approximate or "more or less." Any announcements made auction day by the Auctioneer will take precedence over any previous printed materials or oral statements.

Condition: This sale is subject to all easements, covenants, restrictions of record. Each bidder is responsible for condition, at their own inspections, inquiries and due diligence concerning the property. All property is sold "As Is, Where Is, basis with no warranties or guarantees either expressed or implied, by the seller or the agent and without recourse.

Buyers Premium: There will be 10% Buyers Premium added to the final bid

Broker Participation Recognized: 3% Broker Participation is offered. Any Kansas licensed Broker or Agents are eligible. Contact Four Seasons Realtors for details.

Possession: Possession will be at closing

Closing: Closing will take place at Kansas Secured Title on or before February 22, 2019. The balance of the purchase price will be payable at closing in certified funds. The cost of title insurance and escrow closing services will be paid evenly by buyer and seller.

Terms: All bids compete and are open for advancement until the Auctioneer announces that the real estate is sold. All decisions of the Auctioneer are final. No absentee or telephone bids will be accepted without prior approval of the auctioneer or broker. Property is not selling contingent upon buyer obtaining financing. Final sale is subject to owner's conformation.

Earnest payment: Earnest money deposit in the sum of \$2,500 due day of auction. Earnest money payable to Kansas Secured Title.

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