

Real Estate Auction



Tuesday, June 27 6:30 PM
419 S. Chestnut St. McPherson, KS

Seller: Rita E. Rodgers Estate

ABSOLUTE

No Minimum - No Reserve



Auctioneer's statement: . This home has a lot of 1920's charm with built in wood furnishings and hard wood floors. Would make a great project for someone wanting to flip homes or fix up just the way they want for their own living quarters. Investors looking for rental property should also take a look.

Property: 3 bed 1 bath, home build in 1925. Approximately 1,420 square feet plus a full basement.

Seller: Rita E. Rodgers Estate

Open House:

Sunday June 4, 1:00-2:30 PM

Tuesday June 13 6:00-7:00 PM

Sunday June 25 1:00-2:30 PM

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

Taxes: 2016 taxes were \$1,225.74 2017 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/Agents are eligible. Contact Four Season Realtors for details.

Possession: Possession will be at closing

Closing: Closing will take place at Kansas Secured Title on or before July 27, 2017. 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: Real Estate is selling absolute without a minimum or reserve. 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 listing agent. Property is not selling contingent upon buyer obtaining financing.

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

10% BUYERS PREMIUM

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AUCTIONEER
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