

Real Estate Auction

Thursday, Oct 26 6:30 PM

803 S. Maple St., McPherson, KS



Seller: Robert L. Strella Estate



Zoning: The property is inside the city limits of McPherson on a lot zoned R2. This designation allows for two family structures

Taxes: 2016 taxes were \$1,331.32. 2017 taxes will be prorated by closing date.

Possession: Possession will be at closing.

Closing: Closing will take place at Security 1st Title on or before November 28, 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: All bids compete and are open for advancement until the Auctioneer announces that the real estate is sold. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. No absentee or telephone bids will be accepted without prior approval of the auctioneer, listing agent, or managing broker. Property is not selling contingent upon buyer obtaining financing. Sale subject to sellers confirmation.

Earnest Payment: Earnest money deposit in the sum of \$2,500 due day of auction. Earnest money payable to Security 1st Title.

Broker Participation: 3% Broker Participation is offered. Any Kansas licensed broker/agents are eligible. Contact Four Seasons Realtors for details.

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

Agents statement: Once a glorious home, the potential is still here. Kitchen updates are complete with McClaskey cabinets and newer appliances. Roof is also newer. So now you can focus on the rest. Please note the basement statement below. Oversized garage for the car enthusiast or a great place for projects. Currently listed as a 3 bedroom home with the large upper level available for more.

Property: 3 bed, 1½ bath, home build in 1910 with a 2 car attached garage. 2,350 sq. ft. above grade.

Open House:

Sunday Oct. 1 1:00 -2:30 PM.

Thursday Oct. 12 6:30 - 7:30 PM

Sunday Oct. 22 1:00-2:30 PM

The property can also be seen by appointment. call Marsha, Troy or any other agent you work with.

Basement: The foundation/basement needs immediate repair. We obtained a quote from a local contractor to put a new basement under it for around \$50,000 depending on options.

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, other than seller is guaranteeing delivery of a marketable title, there is no other warranties or guarantees either expressed or implied, by the seller or agent and without recourse. Satisfy yourself with your own inspections prior to auction day.

10% BUYERS PREMIUM

FOR MORE PHOTOS AND INFORMATION GO TO WWW.WEDELAUCTION.COM



LISTING AGENT
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MULTIPLE LISTING SERVICE
MLS



NAA
Auctioneer

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