

Real Estate Auction

Thursday, Nov. 16 6:30 PM

At 1020 N. Main. McPherson, KS



Seller: Casey & Laura Coates



Taxes: 2016 taxes were \$909.84. 2017 taxes will be prorated by closing date. County appraisal is \$68,710

Possession: Possession will be at closing.

Closing: Closing will take place at Kansas Secured Title on or before December 21, 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 Kansas Secured 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: Owners plans changed and this lot needs to sell. Just a few minutes from McPherson this fantastic rural 6.63 acre building site has a great view in the Rolling Hills development. The possibility of a view-out basement is a rare find. Available services include trash pickup, rural water, BPU electricity and secured mail.

Property: 6.63 Acres on 1429 Rolling Hills Ln.

On Site Question & Answers Tour:

Thursday Nov. 2 Noon-1:00 PM

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

Homeowners Association and Covenants

HOA dues are \$60/month, primary for road maintenance. A copy of the Declaration of Covenants, Conditions and Restrictions is available upon request.

Subject To Accepting offer prior to Auction

The property is currently listed at \$59,900. we will be considering offers subject to acceptance and canceling the auction right up until 5 PM Wednesday November 15. Please check www.wedelauction.com for updates.

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
JEFF ODERMANN
Four Seasons Realtors
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620-245-1068



MULTIPLE LISTING SERVICE
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NAA
Auctioneer

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