

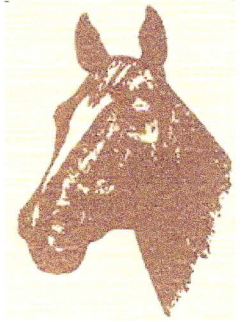


Real Estate Property

Auction

Seller: Chris Owens

Tuesday, August 17, 2010 7PM
1023 Constitution St. Emporia, KS



Directions: From Emporia I-35 Exit 130, drive South to 12th St.(stop light), turn right(W), drive 1 block to Constitution, turn left(S), go about 2 blocks and house is on right side (W) of road. Follow our signs

OPEN HOUSE: Thursday, July 29th 6:30-7:30 PM



Description

The main front door is all one apartment w/access to the basement. It has 2 bedrooms, 1 bath, front room, kitchen and dining area. Normally rents for \$450 and renters pay electric and gas.

The upstairs is another apartment with entry from the South side of the building. There is 2 bedrooms, front room, bathroom, kitchen area.

There is a nice sized back yard with a detached garage. Normally rents for \$400 and renters pay electric and gas. Each apartment has its own gas & electric meters. Landlord is responsible for water/trash/sewer.

TERMS: Sellers require \$3000 earnest money on sale date with signature on binding contract with the balance due in full at the time of closing on or before September 17, 2010.

CONDITIONS: This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record.

MERCHANTABLE TITLE: Sellers will provide an owner's title insurance policy with the cost to be split 50-50 between Sellers and Buyers.

TAXES: 2009 real estate taxes were \$904.30. 2010 real estate taxes will be prorated to the date of closing based on the 2009 tax amount.

POSSESSION: Buyer will receive full possession the day of closing.

TERMITE: Report will be provided on sale date.

BUYER'S AGENT: Tri County Real Estate will offer 3% commission to any agent that represents the buyer on sale date and registers with Victor or Carmen at least 24 hours prior to sale date.

AUCTIONEER'S REMARKS: This property is well located, close to the college and the convenience of downtown. It would make a good investment or a home for your student with income from other tenants.

Come to the Auction! You are important to us!

All announcements the day of sale take precedence over all advertisements and printed information. Sellers reserve the right to reject any and all bids. Tri County Real Estate and its agents represent the sellers and do not represent the buyers. All information is obtained from sources deemed to be reliable but are not guaranteed by the Sellers or Sellers' Agents. This sale is NOT SUBJECT to the buyer obtaining financing. All financial arrangements must be made prior to sale date. Sellers and Sellers' Agents are not responsible in case of accidents. **Buyers accept the property as is!** Any and all inspections should be done at buyers expense before day of sale.

Tri County Real Estate • Victor Edelman, Auctioneer-Agent 620-366-0339



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