

**REAL
ESTATE**

AUCTION

204 W Lafayette, Andover, KS

— AUCTION HELD ON SITE —

Thursday, August 26th, 2010 – 6:30 PM

**Open Houses: Sat., Aug. 21st 10 AM to Noon
and Sun., Aug. 22nd 2:00 to 4:00 PM**

PROPERTY DESCRIPTION:

This home is a great opportunity for the home owner or investor. The 1062 sqft home includes 3 Bedrooms, 1.5 baths 1 Car attached garage, Storage shed, central heat and air and a large corner lot. This home is located perfectly between Cottonwood Elementary and Andover Middle and High schools. 2009 general property taxes are \$1215.00 and there are \$56.36 in yearly specials. Don't miss this Auction for your best price on a great Andover property. Bidder packets can be picked up at the office prior to the sale or emailed upon request at marksudduth@sudduthrealty.com. For more pictures or to down load a bidder package visit www.sudduthrealty.com.



Disclosure: This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections and needed appraisals completed prior to the auction day including, but not limited to, roof, structure, termite, radon, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from source deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. All registered bidders will be granted access to complete all needed inspections prior to the sale by registering and scheduling an appointment or during open houses. Property is sold as is. There will be a 1% referral fee paid to coop agents with clients registered prior to August 24th, 2010, 5:00 p.m. Call 316-775-7717 for all available reports and addendums. Auctioneer and agents of Mark Sudduth Realty are acting as agents of the sellers.

Terms: All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. All successful bidders will be required to sign a cash contract and deposit 10% of total purchase price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. If a successful bidder does not consummate the same according to the contract, the down payment will not be refunded. Payment is cash at closing on or before September 27th. Cost of title insurance and closing fee will be split 50/50. Possession will be at closing. **There will be a 10% buyers premium added to the final accepted price. Sale not subject to financing.**

View More Pictures and Info online at
www.sudduthrealty.com

Announcements Made Day of Sale Take Precedence Over Printed Matter.



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