

★★ INVESTMENT ★★ REAL ESTATE AUCTION

Thursday, March 16, 2017 6:00 PM

5920 SW Ohio St, Augusta KS

AUCTION HELD ON SITE

DIRECTIONS:

1.5 Miles north of Augusta on Ohio Street on east side.

PROPERTY DESCRIPTION

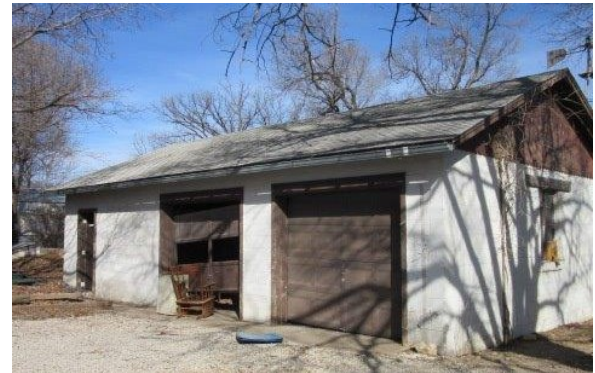
This 2 bedroom, 1 bath home is a complete remodel needed property. The property needs lots of work but the up sides are great and the return should be profitable. The property includes a 1,004 sq foot 2 bedroom home, oversized 24'X36' 2 car garage with separate work area, and a separate 22'X28' shop that has a heavy concrete floor with reinforced I-beams for lifts. This shop was used commercially for a welding shop and car repair years ago. All of this sits on 1.5 acres with black top frontage, rural water and all just north of Augusta. If you want a fixer upper that will put profit in your pocket this is an auction you will not want to miss. **2016 Taxes \$1089.00**

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. There will be a 1% referral fee paid to co-op agents with clients registered prior to March 14, 2017 5:00 pm. Property is sold as is. Call 316-775-7717 for all available reports and addendums. Auctioneer and agents of Realty Executives Sudduth Realty Inc. 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 bid price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements the sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is cash at closing on or before April 28, 2017. Cost of title insurance and closing fee will be split 50/50. Possession will be at closing. **There will be a 10% buyer's premium added to the final bid price.**



**View More Pictures and Info Online at
www.sudduthrealty.com**



Announcements Made Day of Sale Take Precedence Over Printed Matter.



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"Exceptional Service from Exceptional People"

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