



# ABSOLUTE



## REAL ESTATE

# AUCTION

### *Very Nice Towanda KS Home*

## Tuesday, July 25, 2017 • 6:00 PM Sharp

### AUCTION ON SITE

### 320 E Cincinnati, Towanda KS

### OPEN HOUSE: Sunday, July 16th, 2017 | 2:00 - 4:00 PM

#### PROPERTY DESCRIPTION

Nice 1,414 square foot, 3 bedroom, 2 bath ranch style house with attached single car garage, newer high efficiency central heat and air conditioning. The home has a spacious kitchen, gas fireplace, hardwood floors, nice corner lot, garden area and more. This property would be perfect for a young family wanting to build equity or an investment property. This home auction is an amazing opportunity at a great property. Make arrangements to be at this one to make a great buy.

**2016 Taxes: \$1631.00**

#### 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 Contract for purchase 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 balance in immediately available certified funds at closing on or before August 25, 2017. Cost of title insurance and closing fee will be split 50/50. Preliminary Title is ordered through Kansas Secured Title. The appliances and personal property in the home do not stay. **There will be a 10% buyers premium added to the final bid price.**

#### ADDITIONAL TERMS AND CONDITIONS

For additional Terms, Conditions and Information visit <https://www.sudduthrealty.com/auctions/> and click on downloads.



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**[www.sudduthrealty.com](http://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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