

★ INDUSTRIAL ★ REAL ESTATE AUCTION

**Saturday, September 9, 2017 • 10:00 AM Sharp
SCHNEIDER GRAIN & FEED**

AUCTION ON SITE: 635 N Dearborn, Augusta KS

PROPERTY DESCRIPTION

Chuck and Leah Schneider are retiring and closing their business Schneider Grain and Feed. As a result they are selling this very valuable piece of real estate at public auction. There is approximately ¾ of an acre of hard to find land zoned Industrial. A vast array of opportunity for businesses exists here. Located just off of 77/ 54 Highway, it has great visibility and easy access. This lot includes the following improvements: a 2560 sqft metal structure warehouse with 2 semi height loading docks, one loading dock has a 21'X10' exterior concrete loading platform. There is also a separate 420 sqft office and retail area. Additionally there is a 50- 100,000 lb truck scales with digital readout. 4 - 10,000 bushel Columbia grain storage bins. The elevator house has 6 - 2000 bushel bins in house, 3 - 5 ton hanging bins, weigh buggy, platform scales, in floor mixer, automatic bagger and bag sewer, grain roller, 3 feed dollies and more. **2016 Taxes: \$2819**

ALSO SELLING

- 1986 Freightliner with a used bag and bulk bed, 16ton capacity, 300 Cummins, 9 speed Fuller transmission, tandem / tag axle, good tires and 320,000 Miles.
- 12 Ton liquid molasses tank with pump

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 October 9., 2017. Cost of title insurance and closing fee will be split 50/50. Preliminary title is ordered through Kansas Secured Title. **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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Announcements Made Day of Sale Take Precedence Over Printed Matter.



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