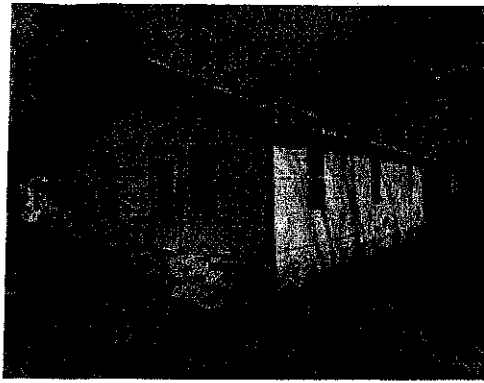


Click photo to enlarge or view multi-photos.



<b>MLS #</b>	544866	<b>AG Bedrooms</b>	2
<b>Status</b>	Active	<b>Total Bedrooms</b>	2.00
<b>Type</b>	Single Family OnSite Blt	<b>AG Full/Half Bath</b>	1 / 0
<b>Address</b>	808 N Olive St	<b>T Full/T Half/T Baths</b>	1 / 0 / 1
<b>Address 2</b>		<b>Approx AGLA/Src</b>	814 / Court House
	Leon, KS 67074	<b>Approx BFA/Src</b>	0.00 / Court House
<b>County</b>	Butler	<b>Approx TFLA</b>	814
<b>Area</b>	B24 - Leon	<b>Garage Size</b>	0
<b>Subdivision</b>	NOES NORTH ADDITION	<b>Original Price</b>	\$0
<b>Asking Price</b>	\$0	<b>Levels</b>	One Story
<b>Elem School</b>	Bluestem	<b>Basement</b>	None
<b>Middle School</b>	Bluestem	<b>Approximate Age</b>	81+ Years
<b>High School</b>	Bluestem	<b>Year Built</b>	1918
<b>Lot Size/SqFt</b>	7992	<b>Acreage Range</b>	City Lot
<b>Sale/Rent/Auctl...</b>	Auction	<b>Number of Acres</b>	0.18

**General Info**

<b>Level</b>	<b>Room Type</b>	<b>Dimensions</b>	<b>Floor</b>	<b>Display on Public Website</b>	Yes	<b>Display Address</b>	Yes
M	Master Bedroom	10x11	Carpet	<b>VOW: Allow 3rd Party Comm</b>	Yes	<b>VOW: Allow AVM</b>	Yes
M	Living Room	22x10	Carpet	<b>Est. Completion Date</b>			
M	Kitchen	11x10	Vinyl	<b>Builder</b>			
M	Bedroom	11x10	Carpet	<b>Parcel ID</b>	00827-5-21-0-20-02-003.00-0		
				<b>\$/TFLA</b>	\$0.00		
				<b>\$/AGLA</b>	\$0.00		
				<b>Legal</b>	S21 T22 R06E Block K Lot S/2 2		
				<b>Directions</b>	Turn S From High St to home.		
				<b>Old Total Baths</b>			

**Features**

**APPLIANCES** None  
**BASEMENT FINISH** None

<b>ARCHITECTURE</b> Bungalow	<b>FLOOD INSURANCE</b> Unknown
<b>EXTERIOR CONSTRUCTION</b> Frame	<b>ROOF</b> Composition
<b>LOT DESCRIPTION</b> Standard	<b>FRONTAGE</b> Paved Frontage
<b>COOLING</b> Central, Electric	<b>HEATING</b> Forced Air, Gas
<b>LAUNDRY</b> Separate Room, 220-Electric	<b>DINING AREA</b> Eating Space in Kitchen
<b>BASEMENT / FOUNDATION</b> None	<b>UTILITIES</b> Sewer, Natural Gas, Public Water
<b>OWNERSHIP</b> Individual	<b>GARAGE</b> None
<b>WARRANTY</b> No Warranty Provided	<b>POSSESSION</b> At Closing
<b>PROPERTY CONDITION REPORT</b> No	<b>DOCUMENTS ON FILE</b> Lead Paint
	<b>PROPOSED FINANCING</b> Other/See Remarks

**Taxes & Financing**

<b>Yearly Specials</b>	\$0.00	<b>General Property Taxes</b>	\$742.00	<b>General Tax Year</b>	2017
<b>Yearly HOA Dues</b>		<b>Total Specials</b>	\$0.00	<b>Currently Rented Y/N</b>	No
		<b>HOA Initiation Fee</b>		<b>Earnest \$ Deposited With</b>	Kansas Secured Title

**Auction Info**

<b>Auction Location</b> On Site	<b>Type of Auction Sale</b> Absolute	<b>Method of Auction</b> Live Only	<b>Auction Offering</b> Real Estate Only
<b>1 - Open for Preview</b>	<b>1 - Open/Preview Date</b>	<b>Auction Date</b> 1/13/2018	<b>Auction Start Time</b> 10:00am
<b>2 - Open for Preview</b>	<b>2 - Open/Preview Date</b>	<b>1 - Open Start Time</b>	<b>1 - Open End Time</b>
<b>3 - Open for Preview</b>	<b>3 - Open/Preview Date</b>	<b>2 - Open Start Time</b>	<b>2 - Open End Time</b>
<b>Broker Registration Req</b> Yes	<b>Earnest Amount %/\$</b> 10.00	<b>3 - Open Start Time</b>	<b>3 - Open End Time</b>
<b>Earnest Money Y/N</b> Yes		<b>Buyer Premium Y/N</b> Yes	<b>Premium Amount</b> 10.00

**Terms of Sale** As is, cash at closing.  
**Personal Property**

**Public Remarks** City Owned Property liquidation—The city of Leon Kansas is selling at ABSOLUTE Auction 808 N Olive. 814 Square Foot 2 Bedroom 1 Bath Home with large living room , Kitchen, Updated Central Heat and Air Conditioning, Replacement Windows, Vinyl Siding and separate Laundry room. Large shaded back yard. Perfect Investment property or 1st home.

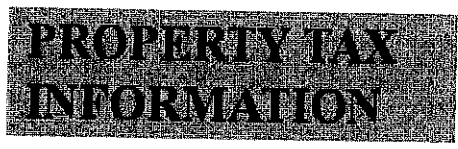
**Private Remarks** All info deemed reliable but not guaranteed. Preliminary title ordered thru Kansas Secured Title.

Virtual Tour

Office and Showing Information

<b>List Office</b>	Realty Executives Sudduth Realty, Inc.	<b>Office Phone</b>	OFF: 316-775-7717	<b>List Date</b>	12/11/2017
<b>List Agent</b>	MARK W SUDDUTH	<b>Agent Phone</b>	CELL: 316-734-4175	<b>Expiration Date</b>	3/4/2018
<b>Co-List Office</b>		<b>Co-Office Phone</b>		<b>Sub-Agent Comm</b>	0
<b>Co-List Agent</b>		<b>Co-Agent Phone</b>		<b>Buyer-Broker Comm</b>	.001
<b>DOM / CDOM</b>	1 / 1	<b>Virtual Tour</b>		<b>Trans Broker Comm</b>	.001
<b>Type of Listing</b>	Excl Right w/o Reserve			<b>Variable Comm</b>	Non-Variable
<b>To Show</b>	Appt Req-Call Showing #	<b>Showing Phone</b>	945-7400	<b>Agent Type</b>	Designated Sell Agent
<b>Lockbox</b>	Combination	<b>Model Home Ph</b>		<b>Input Date</b>	12/12/2017 1:09 PM
				<b>Showing/Appt</b>	
<b>How Sold</b>		<b>Pending Date</b>		<b>Closing Date</b>	
<b>Net Sold Price</b>		<b>Includes Lot</b>		<b>Previously Listed</b>	
<b>Sale Price</b>				<b>Short Sale</b>	
<b>Sell Office</b>		<b>Sell Agent</b>			
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>			
<b>Appraiser Name</b>		<b>Seller Paid Loan Asst.</b>			

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2016 South Central Kansas MLS, Inc. All rights reserved.



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**Current Tax Information**

**Type** RL      **CAMA Number** 275 21 0 20 02 003 00 0      **Tax Identification** 010-161000  
**Owner ID** LEON00052LEON, CITY OF      [Tax History](#)  
**Taxpayer ID** LEON00052LEON, CITY OF      [Current Real Estate Detail](#)  
 808 N OLIVE      67074-      [GIS Map](#)  
**Subdivision** NOE'S NORTH ADD      **Block** K      **Lot (s)** 2      **S/2** 2      **Section** 21      **Township** 27      **Range** 06      [Print Friendly Version](#)

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2017</u>	0035251	001			0.00	370.70	370.70	741.40	No	No

Click on underlined tax year to see payment detail and where the tax dollars go.

\* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

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*L.S.B.*

# Real Estate Information



This database was last updated on 12/3/2017 at 9:26 PM

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Parcel Details for 008-275-21-0-20-02-003.00-0

[View GIS Map](#) | [View Tax Detail](#)

Page 1 of 1

<b>Owner Information</b>	<b>Property Address</b>
Owner's Name (Primary): LEON, CITY OF	Address: 808 N Olive St Leon, KS 67074
Mailing Address: 111 S Main St	

<b>General Property Information</b>	<b>Deed Information</b>
Property Class: Residential - R	Document #
Living Units: 1	2017-8818 <a href="#">View Deed Information</a>
Zoning:	2017-1535 <a href="#">View Deed Information</a>
Neighborhood: 881	1343-2696 <a href="#">View Deed Information</a>
Taxing Unit: 010	0986-0194 <a href="#">View Deed Information</a>

<b>Neighborhood / Tract Information</b>
Neighborhood: 881 Block: K Lot: S/2 2
Tract: Section: 21 Township: 27 Range: 08E
Tract Description: NOE'S NORTH ADD, S21, T27, R08E, BLOCK K, Lot S/2 2
Acres: 0.18
Market Acres: 0.18

<b>Land Based Classification System</b>
---

<b>Property Factors</b>
-------------------------

<b>Appraised Values</b>				
Tax Year	Property Class	Land	Building	Total
2017	Residential - R	5,800	36,450	42,050
2016	Residential - R	5,600	33,700	39,300
2015	Residential - R	5,600	33,400	39,000
2014	Residential - R	5,600	31,550	37,150

<b>Market Land Information</b>					
Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Sqft	7992.00			00
Influence #1:		Influence #2:	Influence Override:		
Factor:		Factor:	Depth Factor:		

<b>Residential Information</b>	
<b>Building # 1</b>	Sketch Vector
Dwelling Information	Component Sales Information
Residence Type: Residential/Agricultural - 1	Architectural Style: Cottage
Quality: FR+	Basement Type: Crawl - 2
Year Built: 1918	Total Rooms:
Effective Year: 4	Bedrooms:
MS Style: 1	Family Rooms:
LBCS Structure: 2	Full Baths:
Detached SFR unit	Half Baths:
# of Units: 1	Garage Capacity:
Total Living Area: Calculated Area:	Foundation:
814 Main Floor LA:	Block - 3
814 Upper Floor LA %:	
CDU:	
AV	
Phys / Func / Econ:	
AV - / N/A / N/A	

*F. H. S.*

# Real Estate Information



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Parcel Details for 008-275-21-0-20-02-003.00-0

[View GIS Map](#) | [View Tax Detail](#)

Page 1 of 1

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Mailing Address: 111 S Main St	

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Property Class: Residential - R	Document # Document Link
Living Units: 1	2017-8818 <a href="#">View Deed Information</a>
Zoning:	2017-1535 <a href="#">View Deed Information</a>
Neighborhood: 881	1343-2696 <a href="#">View Deed Information</a>
Taxing Unit: 010	0988-0194 <a href="#">View Deed Information</a>

<b>Neighborhood / Tract Information</b>	
Neighborhood:	861 Block: K Lot: S/2 2
Tract:	Section: 21 Township: 27 Range: 06E
Tract Description:	NOE'S NORTH ADD, S21, T27, R06E, BLOCK K, Lot S/2 2
Acres:	0.18
Market Acres:	0.18

<b>Land Based Classification System</b>
---

<b>Property Factors</b>
-------------------------

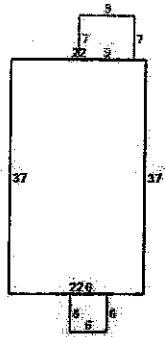
<b>Appraised Values</b>				
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Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value	
Regular Lot - 1	Sqft	7992.00			00	
Influence #1:		Influence #2:		Influence Override:		
Factor:		Factor:		Depth Factor:		

<b>Residential Information</b>	
<b>Building #:</b> 1	Sketch Vector
<b>Dwelling Information:</b>	Component Sales Information
Residence Type: Residential/Agricultural - 1	Architectural Style: Cottage
Quality: FR+	Basement Type: Crawl - 2
Year Built: 1918	Total Rooms: 4
Effective Year: MS Style: 1	Bedrooms: 2
LBCS Structure: Detached SFR unit	Family Rooms: Full Baths:
# of Units: 1	Half Baths: Garage Capacity: Foundation:
Total Living Area: 814	Block - 3
Calculated Area: 814	
Main Floor LA: Upper Floor LA %: AV	
CDU: Phys / Func / Econ: AV - / N/A / N/A	

*L.A.B.*

Ovr % Good / RCN: /  
 Remodel:  
 % Complete:  
 Assessment Class:




**Black** = Original  
**Gray** = Enclosed Wood Deck (SF), Solid Wall 1  
**Red** = Raised Slab Porch (SF) 2

MU Class #1 / %: / MU Class #2 / %: /  
 MU Class #3 / %: /

Residential Components

Code / Description	Units	Percentage	Quality	Year
Enclosed Wood Deck (SF), Solid Wall	63			
Frame, Metal or Vinyl Siding		100		
Composition Shingle		100		
Raised Subfloor (% or SF)	914			
Warmed & Cooled Air		100		
Plumbing Fixtures (#)	5			
Plumbing Rough-ins (#)	1			
Automatic Floor Cover Allowance				
Raised Slab Porch (SF)	36			

Commercial Information [Information Not Available] 

Other Building Improvement Information [Information Not Available] 

Agricultural Information [Information Not Available] 

Page 1 of 1

This parcel record was last updated on 12/4/2017 at 6 am

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 Version: 2.0.0.71 : 09/13/2016

*L.S.B.*

**COMMITMENT FOR TITLE INSURANCE**

Issued by

**Old Republic National Title Insurance Company**

By its Agent:

**Kansas Secured Title, Inc. - El Dorado  
220 West Central Avenue, Suite 100  
P.O. Box 393, El Dorado, Kansas 67042  
316-320-2410**

Title Officer:	<b>Lori A. Turner</b>	File .:	<b>5139140</b>
Telephone:	<b>316-320-2410</b>	Revision No.:	
Email:	<b>lturner@kstitle.com</b>	Customer File No.:	

**SCHEDULE A**

- Effective Date: **October 16, 2017, 5:00 pm**  
  
Property Address: **808 N. Olive St.  
Leon, KS 67074**
- Policy (or Policies) to be issued:  
  
**ALTA Owner's Policy (6-17-06)** Policy Amount: **\$42,500.00**  
  
Proposed Insured: **City of Leon**
- The estate or interest in the land described or referred to in this Commitment is:  
**Fee Simple.**
- Title to the **Fee Simple** estate or interest in the land is at the Effective Date vested in:  
  
**Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust,  
2007-HE1, Mortgage Pass-Through Certificates, Series 2007-HE1**
- The land referred to herein is described as follows:  
  
**See Exhibit "A" attached hereto and by this reference made a part hereof**

**EXHIBIT "A"**

The land referred to herein is described as follows:

**The South Half of Lot 2, Block "K", NOE'S NORTH ADDITION to the Town, now City of Leon, Butler County, Kansas.**



**COMMITMENT FOR TITLE INSURANCE**

Issued by

**Old Republic National Title Insurance Company**

By its Agent:

**Kansas Secured Title, Inc. - El Dorado  
220 West Central Avenue, Suite 100  
P.O. Box 393, El Dorado, Kansas 67042  
316-320-2410**

**SCHEDULE B**

I. Requirements:

The following items need to be satisfied or released prior to closing. In the even these items are not satisfied or released they will show as exceptions on the policy(ies) when issued.

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.
3. We anticipate compliance with the following requirements:
  - a. **RECORD a Corporation Deed from Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust, 2007-HE1, Mortgage Pass-Through Certificates, Series 2007-HE1 to City of Leon along with Real Estate Sales Validation Questionnaire.**
  - b. **Furnish Resolution from City of Leon authorizing the (purchase/sale/encumbrance) of the real estate in question and authorizing the execution of all documents necessary to consummate the transaction.**
  - c. **FURNISH executed Owner's Affidavit and Certification.**
  - d. **Taxes for the year 2016 in the amount(s) of \$687.60 and prior years are paid. (Tax ID: 10-161000)**

**NOTE: We reserve the right to make further requirements as we may deem necessary after receiving and examining the instruments required herein.**

**LOAN POLICY ENDORSEMENTS for Residential properties: ALTA 5 PUD, ALTA 8.1 Environmental, ALTA 9 Comprehensive and ALTA 14 Future Advance, ALTA 7 Manufactured Housing, as applicable, are included at no additional charge. For other endorsements, please contact our office.**

**CLOSING: If this transaction is to close at Kansas Secured Title, questions regarding closing, including scheduling, a closing protection letter and wiring instructions, should be directed to the Closing Department at: El Dorado, 316-320-2410, Augusta 316-775-6941 or Eureka 620-583-5941**

**REAL ESTATE TAX INFORMATION: Contact the Butler County Treasurer's office at 316-322-4210;**

**Greenwood County Treasurer's Office at 620-583-8146**

**RECORDING FEES** (Effective January 1, 2017 to December 31, 2017) are generally \$18.00 for the first page and \$14.00 for each additional page of each document. Recording fees for releases and assignments of a single mortgage are \$17.00 for the first page and \$4.00 for each additional page. Kansas Mortgage Registration Tax is payable at the rate of \$1.00 per \$1,000 of indebtedness. Checks for these fees should accompany the documents and be made payable to the Register of Deeds.

**ANY DEED** to be recorded must be accompanied by a Kansas Real Estate Sales Validation Questionnaire unless a valid exemption is stated on the face of the deed pursuant to KSA 17-1437.

**REAL ESTATE TAXES** are billed on November 1 of the tax year and are due and payable at that time. The first half becomes delinquent on December 20 of the tax year; the second half becomes delinquent on May 10 of the following year.

**COMMITMENT FOR TITLE INSURANCE**

Issued by

***Old Republic National Title Insurance Company***

By its Agent:

**Kansas Secured Title, Inc. - El Dorado  
220 West Central Avenue, Suite 100  
P.O. Box 393, El Dorado, Kansas 67042  
316-320-2410**

**SCHEDULE B**

**II. EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

**2. GENERAL EXCEPTIONS:**

- a) Rights or claims of parties in possession not shown by the Public Records.
- b) Easements or claims of easements, not shown by the Public Records.
- c) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
- d) Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- e) Taxes, or special assessment, if any not shown as existing liens by Public Records.

**3. ADDITIONAL EXCEPTIONS:**

- a) **General Taxes and Special Assessments for the year 2017 and subsequent years, not now due and payable.**
- b) **Easements, restrictions, reservations, building set-back lines, notes and access limitations, if any, established by the Plat.**