

LANGE AUCTIONS

3 BR, 1 BA Ranch home & personal property

1247 N. Hydraulic Belle Plaine

Saturday, Sept. 19, 10 am

Real Estate sells at 11 am

Open House: Sunday, Sept. 13 2-4 pm

Monday, Sept. 14 5-7 pm



Online Preview at www.langeauctions.net

Legal Description: Tract 60, Nickelson Estates, a subdivision of part of the East half of the Southeast Quarter of Section 16 Township 30 South, Range 1 East of the 6th P.M., Sumner County, KS.

Property Location/Directions: Hwy 81 to 120 Ave N, East 1 mile to Hydraulic Rd OR North 1/2 mile. Hwy 81 to 119th St. S; East 1 mile to Hydraulic Rd; South 1.5 miles

Manner of Auction: Real Estate sells at 11:00 am to the highest bidder

Property Desc.: 3BR, 1 BA ranch home built in 1975 with 952 sq. ft., has an unfinished basement & 2 car attached garage on 2 acres. This full electric home has new Pergo flooring in kitchen and dining room and a 3 year old furnace. It has wonderful brick wood burning fireplace in the living room and plenty of potential in the basement.

Tax Info: Seller will pay all 2008 and prior years taxes. 2009 taxes will be prorated at closing. 2008 taxes were \$1296.80

Earnest Money Terms: Earnest money in the amount of 10% of sales price is to be made payable to Kansas Secured Title in the form of personal check, business check or cashier's check day of auction. Earnest deposits are non-refundable.

Possession: At closing.

Closing: Closing to be on or before October 19, 2009 at Kansas Secured Title in Derby, KS.

Furniture: Cherry drop leaf table, 4 chairs & matching china hutch, matching love seat & sofa, recliner, rocker, full size bed & dresser, twin bed, pair of matching dressers, older baby bed, misc. end tables & lamps, glass shelf display case, book shelf, (2) cedar chests, 3 drawer chest



More personal property on reverse side.

Don Burford,
Associate Broker/Auctioneer
Terry Hughes: Auctioneer
Seller: Robert C. Langley

For More Pictures & Information see:
www.langeauctions.net
529-3100 or 800-525-8160
Email: donb@jefflangere.com





Auctioneers Note:

This is a great home on a mature treed lot with elbow room and paved frontage in the Belle Plaine school district. The full, unfinished basement offers lots of potential.

Don't miss this great opportunity!

Lawn & Garden:



Murray 17.5 hp 42" riding mower, Murray 4 hp 22" push mower, lawn cart, wheel barrow, Craftsman chain saw, 5' aluminum step ladder, 5' wood step ladder, wood patio chairs, bird bath



Appliances:

Whirlpool refrigerator/freezer, Whirlpool electric range/oven, Montgomery Ward upright freezer, Kenmore washer



Household: Admiral 14" color TV, radio and cassette player, Rockford New Home sewing machine in cabinet, pots, pans, misc. kitchenware, 5 piece place setting, coffee maker, lace table cloths, Bissel vacuum sweeper, air purifier, fans, metal storage cabinet, misc. books & games, card table, large assortment of glasses & mugs, exercise bike, luggage, Ball & Kerr canning jars, picnic basket, Coleman camp stove

Older collectibles:

Taylor-Tot stroller, antique floor radio, stained oak table, Radio flyer wagon, Coke cooler, old lantern w/o glass, Pogo stick, metal school desk, painted saw & disc blade, popcorn tins, painted cream tin, portable typewriter, Christmas decorations



GENERAL AUCTION TERMS:

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

AGENCY: Jeff Lange Real Estate is acting as Agents of the Seller and all licensees employed by or associated with Auctioneer/Broker represent the Seller in the Sale of this property.

BROKER PARTICIPATION: Jeff Lange Real Estate is offering 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details.

Not Responsible for Accidents.

If you would like to receive future auction brochures by e-mail, please email Alyce at alycen@jefflange.com

Property is being sold as-is, where is. Buyer is responsible for all inspections. Announcements made by the auctioneer during the time of the auction will take precedence over any previously printed material or any other oral statements made. Successful winning bidder(s) will be required to sign all necessary legally binding purchase documents immediately upon conclusion of auction. All documents will be made available upon request, to prospective buyers prior to auction. If documents are not understood, broker recommends buyer to seek competent advice.