

LANGE AUCTIONS

BUYER INFORMATION PACKET FOR PURCHASE BY AUCTION



Auction Date: May 20, 2010

Time: 7 p.m.

Auction Site: Property location 00 E. Ft. Scott St. Conway Springs, KS.

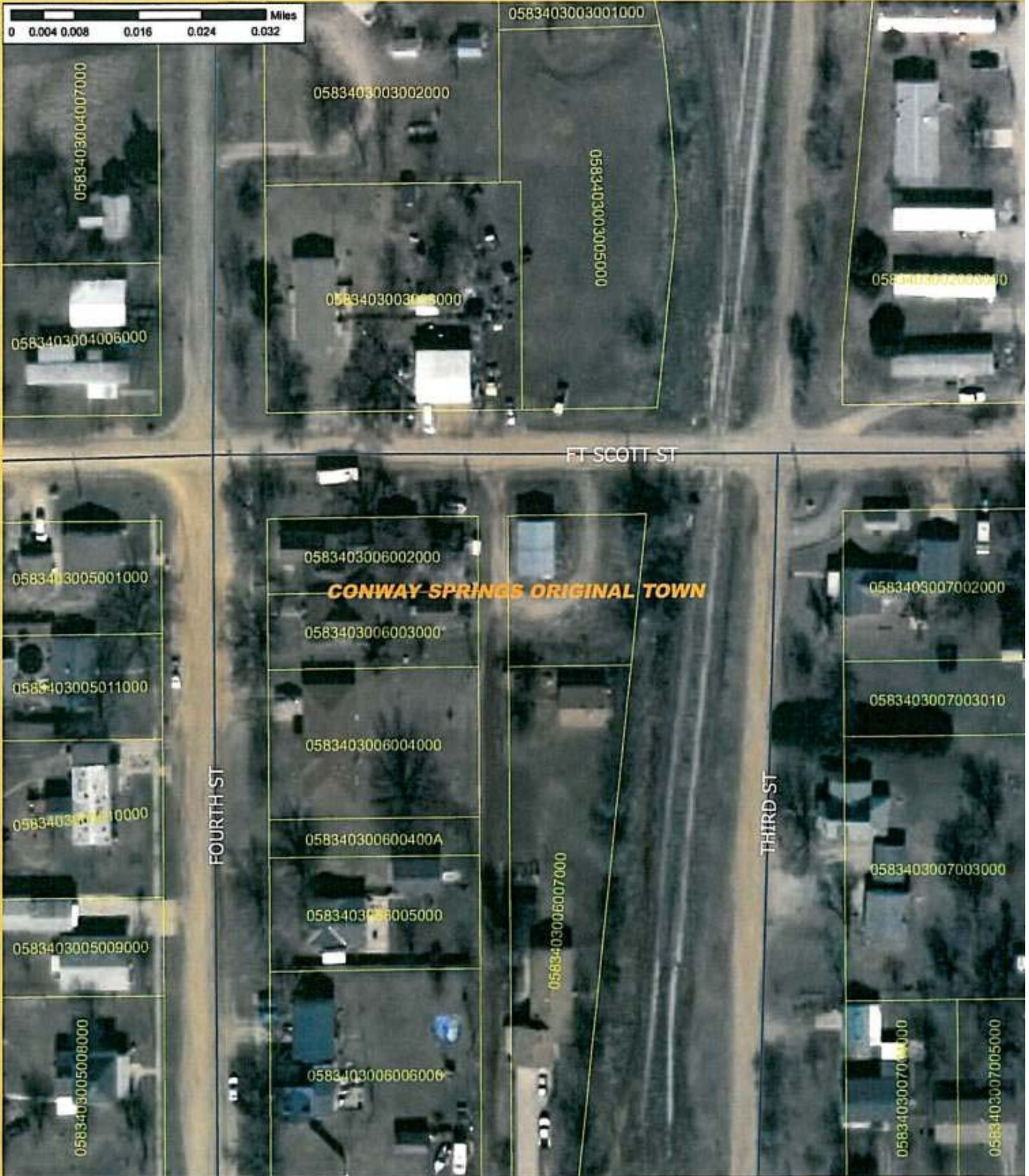
Lange Auctions

4911 S. Meridian

Wichita, KS. 67217

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Conway Township; E Ft Scott






Sumner County, Kansas

Date:

The county, participating agencies, and information suppliers have no indication that there are inaccuracies in information provided. However, the county, participating agencies, and information suppliers make no guarantee of the accuracy or correctness of the data. In using this data, users agree to indemnify, defend, and hold harmless the county, participating agencies, and information suppliers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data by Sumner County, Kansas Government.

Data source: Sumner County, Kansas Government, Kansas Geospatial Commons (DASC)

Legend

-  Highways
-  Roads
-  Property Parcels
-  Subdivisions
-  City Limit Boundaries

For more maps and information resources, visit us at - <http://www.sumner.kansasgis.com>



Click here to report a possible inaccuracy on this listing
 Click photo to enlarge or view multi-photos.



MLS#: 305048 m VT: N
Status: Active
Type: Vacant Lot
Address: 0 E FT SCOTT
 CONWAY SPRINGS, KS 67031
County: Sumner
Area: S12
Subdivision: CONWAY SPRINGS ORIGINAL TOWN
Asking Price: \$0 (Auction)
Class: Land
Elem. School: Conway Springs
Middle School: Conway Springs
High School: Conway Springs
\$/Acre:
Lot Size/SQFT: 8635
Zoning Usage: SINGLE FAMILY
Sale/Rent? Sale
Original Price: \$0
Acreeage: 0.200
Auction?: Y

General Info

Internet Display: Y **Address Display:** Y **Comment Display:** N **Valuation Display:** Y
Legal: Lots 1-4 Block 14
Directions: 1 block east of St Joseph Church

Features

Shape/Location:	Rectangular, Corner	Topographic:	Level, Treeline
Present Usage:	None/Vacant, Other/See Remarks	Road Frontage:	Gravel, City
Utilities Available:	Other/See Remarks	Improvements:	Other/See Remarks
Outbuildings:	Garage	Misc. Features:	Other/See Remarks
Sale Options:	None	Flood Insurance:	Unknown
Ownership:	Corporate	Possession:	At Closing
Existing Financing:		Proposed Financing:	
Documents:	None		

Taxes & Financing

Assumable:	N	General Taxes:	\$0.00	General Tax Year:	2009
Yearly Specials:	\$0.00	Total Specials:	\$0.00		
Yearly HOA Dues:	\$0.00	HOA Initiation Fee:	\$0.00	Earnest Money:	KANSAS SECURED TITLE

Auction Info

Auction?:	Y	Type of Auction Sale:	Absolute	Method of Auction:	Live Only	Auction Offering:	Real Estate Only
Auction Location:	ON SITE			Auction Date:	05/20/2010	Auction Start Time:	7:00 PM
1-Open for Preview?:		1-Open/Preview Date:		1-Open Start Time:		1-Open End Time:	
2-Open for Preview?:		2-Open/Preview Date:		2-Open Start Time:		2-Open End Time:	
3-Open for Preview?:		3-Open/Preview Date:		3-Open Start Time:		3-Open End Time:	
Broker Registration Req.?:	Y	Broker Registration Deadline:	5 PM DAY PRIOR TO AUCTION	Buyer Premium?:	Y	Premium Amount:	10%
Earnest Money?:	Y	Earnest amount %/ \$:	2000				

Terms of Sale: COUNTY OWNED PROPERTY, THEREFORE NO POSTED TAXES. BUYER WILL BE RESPONSIBLE FOR 2010 TAXES AND APPRAISAL WHEN POSTED BY COUNTY. BEING SOLD "AS-IS". BUYER TO ACCEPT ANY AND ALL EASEMENTS, RESTRICTIONS, ROADWAYS, AND RIGHT-OF-WAYS OF RECORD. A 10% BUYERS PREMIUM WILL BE ADDED TO THE WINNING BID PRICE FOR THE TOTAL CONTRACT PRICE. \$2,000 NON-REFUNDABLE EARNEST TO KANSAS SECURED TITLE. BIDDING IS NOT CONTINGENT ON LOAN. CLOSE ON OR BEFORE JUNE 18,2010.

Personal Property:

Comments

Public Remarks: ABSOLUTE AUCTION. THURSDAY, MAY 20,2010; 7:00 PM ON SITE. THE CONWAY TOWNSHIP BOARD NO LONGER NEEDS THIS STORAGE AREA AND IS SELLING AT AUCTION. LOT CONSISTS OF 8635 SF AND HAS A 24'X 36' POLE SHED. EXCELLENT STORAGE AREA IN TOWN WITH ROOM FOR OTHER STORAGE BUILDING(S) COUNTY OWNED PROPERTY, THEREFORE NO POSTED TAXES. BUYER WILL BE RESPONSIBLE FOR 2010 TAXES AND APPRAISAL WHEN POSTED BY COUNTY. BEING SOLD "AS-IS". BUYER TO ACCEPT ANY AND ALL EASEMENTS, RESTRICTIONS, ROADWAYS, AND RIGHT-OF-WAYS OF RECORD. A 10% BUYERS PREMIUM WILL BE ADDED TO THE WINNING BID PRICE FOR THE TOTAL CONTRACT PRICE. \$2,000 NON-REFUNDABLE EARNEST TO KANSAS SECURED TITLE. BIDDING IS NOT CONTINGENT ON LOAN. CLOSE ON OR BEFORE JUNE 18,2010.

Private Remarks:

Office and Showing Information

LstOff:	Jeff Lange Real Estate-Wichita	Cntct Ord:	Ph. Num	Lst Date:	04/20/2010
LstAgt:	DON BURFORD - BURFODON	Direct	316-440-5809	Exp Date:	6/18/2010
Co-Off:		Cell	316-619-3719	Sub-Agent	0
Co-Agt:	-	Toll Free	800-525-8160	Buyer Broker	3
ToShow:	Call List Agent/Off			Trans Broker	0
DOM/CDOM:	0/0			Var Comm	NONVAR
Type of Listing	Excl Right w/o Reserve	Showing Phone	316-619-3719	Agent Type	Sellers Agent
				Input Date	04/22/2010

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 Prepared by DON BURFORD of Jeff Lange Real Estate-Wichita on 4/22/2010 9:33:06 AM

Commercial Info. for 096-058-34-0-30-06-001-00-0-01 - [Click here for other Cards](#)

Owner Information	Legal Description	Class	Apr Val Land	Apr Val Build	Apr Val Total	Year
096-058-34-0-30-06-001-00-0-01 CONWAY TWP Property Address: 00000 E FT SCOTT ST 67031	SEC 0 TWP 0 RNG 0 Lot: 1-4 BlockNo: 14 SubDiv: CONWAY SPRINGS ORIGINAL TOWN	EC EC	\$3640 \$3640	\$6090 \$6090	\$9730 \$9730	Current Previous

General Building Data - 600

Build	Year Built	No Units	Struct Type	Grade	No Ident Units
01	1972	000	Prefab Processing Warehouse	D	01

Exterior Data - 611 to 618

Sec No	Level From	Level To	Size	Perim	Use Type	WL HT	EXT WLS	CONS Type
1	01	01	864	0120	Multi-Use - Storage	10	Metal, Light	Wood Frame/Joist/Beam

Interior Data - 621 to 628

Inter Finish %	Partitions	Heating System	Air Condition	Plumbing	Physical Cond	Functional Utility
100	Normal	None	None	Normal	Fair	Normal

Parking Data - 639

Covered	Uncovered
0000	0000

Deed Information - Book/Page

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
0156	0160	0156	0439				

Land Information (SQ FT) - 311 to 313

Type	SQFT	SQFT Price	Influence Factors
Primary Site	8635	0	--0

Parking Availability - 450

Type	Quantity	Proximity
Off Street	Adequate	On Site

This Parcel contains no information for the following sections:

Building Other Features - Attached Improvements 601 to 608, Apartment Data 631 to 638, Yard Improvements and/or Secondary Bulling 701 to 706, Land Info(Lot) 301 to 303, Acreage Info 321 to 328, Total Acre Info 330, Agriculture Land Inventory 341 to 350, Contact Info 464 to 465, Building Permit Record 471 to 472

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Tax Inquiry for CONWAY TWP

Tax ID	Description	Parcel Id/Cama	Ad Valorem	Special Assessments	Total Tax
2009 RealEstate - CS0216		058-34-0-30-06-001.00-0	\$0	\$0	Amount \$0

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