

LANGE AUCTIONS

Corner lot w/8635 Sq. Ft. and Pole Shed
00 E. Ft. Scott St. Conway Springs, KS.
Thurs., May 20, 2010 7:00 p.m.

Auction held onsite
Maps on reverse side



Legal Description: Lots 1-4, Block 14, Conway Springs Original Town, Sumner County, KS.
Property Location/Directions: 1 Block East of St. Joseph's Church and school on Fifth St.
Manner of Auction: **Absolute auction**—property will be sold to the highest bidder, and a 10% Buyer's Premium will be added to the winning bid price for the total contract price.
Property Desc.: This corner lot consists of 8635 sq. ft. and has a 24 x 36 pole shed. It has been used as a storage area by the Conway Township, and is being sold "As-Is". Excellent "in town" storage area with room for another shed(s).
Tax Info: No prior year taxes to due Government ownership. Buyer will be responsible for 2010 taxes, and appraised value.
Easements: Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record.
Earnest Money: Earnest money in the amount of \$2,000 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.** YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.
Closing: On or before June 18, 2010 at Kansas Secured Title
Possession: At closing.

All info deemed reliable, but not guaranteed

**Don Burford, Associate
Broker/Auctioneer**
Terry Hughes, Auctioneer
Seller: Conway Township

**JEFF
LANGE
REAL ESTATE**

For More Pictures & Information see:
www.langeauctions.net
529-3100 or 800-525-8160
Jeff Lange, Broker





All maps and boundaries within are approximate and subject to change due to city or county records or surveys.



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 3% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company by 5 p.m. the day 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@jefflangere.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.
ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.