

LANGE AUCTIONS

2 BR, 1.5 BA, Brick Home

3234 N. Arkansas Wichita, KS.

Sat., April 3, 2010 10:00 a.m.

Real Estate sells at 11:00 a.m.

Open Houses: Sunday, Mar. 28 2 - 4 pm; Monday, Mar. 29 5 - 7 pm



All info deemed reliable, but not guaranteed

Legal Description: Lot 3 Byron Smith Addition

Property Location/Directions: From Broadway, West on 29th St. N. to Arkansas; North on Arkansas to property

Manner of Auction: Sold to the highest bidder

Property Desc.: This full brick home has been well maintained and is move in ready. There are hardwood floors through out and newer wood laminate in kitchen. Bathroom just updated. Gas fireplace never used. Original garage was used as office, but could be 3rd BR and has a half bath. Storm shelter in large shaded back yard. 14' x 31' storage shed/garage/shop. Excellent starter home, retirement home or rental.

Tax Info: Taxes prorated to closing date. 2009 taxes were \$1108.32

Easements: Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record.

Earnest Money: Earnest money in the amount of \$5,000 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 May 3, 2010 at Kansas Secured Title

Possession: At closing.

Personal Property Listed On Reverse



Don Burford, Associate
Broker/Auctioneer
Terry Hughes: Auctioneer
Seller: Wayne Leonhard

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



Sockets: 3/4' Plomb ratchet, Husky socket set, 1/2", 3/4", 1" drive impact sets, Snap On swivel impact sockets, deep socket impacts, 1/2" & 3/4" drive sets, Snap On picks, Snap On stud extractors, Craftsman stud extractors, Craftsman 3/8" crowfoot set, 1/2" drive crowfoots, Star socket set, several Allen socket sets

Wrenches: Snap On long combo set, S-K combo set, JD metric combo set, Craftsman combo set, Snap On angle set, Craftsman 7/16" - 1" stubbies, Craftsman double end speed set, 1 3/8" - 2" open end set, 1 5/8" 0 2" combo set, tubing wrench set, numerous crescents, pipe wrenches, pliers & channel locks, screw drivers, punches and chisels, misc. taps & ease outs, hammers & mallets, standard & metric tap & die sets, cylinder wall mic, misc. mics & gauges, extendable mirror, extendable magnet.

Shop Equipment: Power Boss 5500 W generator, Campbell Hausfeld 110/220 V 5 HP 20 gal air compressor, Clarke HD 17 drawer toolbox, several Craftsman toolboxes, Propane 80K BTU shop heater, Propane bench top heater, Craftsman 10" table saw, Craftsman skill saw, miter saw, bench top drill press, Skil jigsaw, Old Milwaukee Saws-All, bench grinder, 4" handheld grinder, Craftsman Digital multi meter, drill bits, HD metal weld/workbench w/vice, pipe vise, misc. parts cabinets, metric bolt cabinet, hydraulic jack, chains, shackles, boomers, RR pry bar, grease gun, trouble light, hand saws

Lawn & Garden: Murray 36" 14.5 HP Briggs rider, 2 wheel garden dump trailer, McCulloch 35 cc 14: chain saw, fertilizer spreaders, leaf blower, weed eater, 16' aluminum ext. ladder, 6' wood & aluminum step ladders, misc. hand & lawn tools, wire stretcher, 4 x 4 treated timbers, misc. lumber, 2 wheel bumper trailer

Pneumatic Tools: 3/4" Ingersall Rand impact, 1/2" Snap On impact, 3/8" Blue Point impact, 3/8" Mac ratchet, 1/2" Campbell Hausfeld drill, 3/8" Taylor drill, GP disc cutoff, Puma chisel

Collectibles: Hand crank cornsheller, 2 man cross cut saw, scythe, bundle fork, baling bucket, wagon wheel wrench, ice tongs, misc. antique wrenches

Household: Whirlpool HD washer and dryer, picture hanging kit, 3 drawer filing cabinet, misc. kitchen items, handheld steam cleaner, bicycles, toys



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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@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.

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