

# LANGE AUCTIONS

1318 Aline  
Wichita, KS.

Monday, October 29, 2007 6:00 pm

Auction Location: ON SITE



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**Open House:**  
Monday, Oct. 22, 2007  
5:00—6:00 PM  
**Don Burford**  
316-619-3719

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**Directions:** from Hydraulic & Harry; W three blocks on Harry to Lulu; S two blocks on Lulu to Aline; W to property

**Legal Description:** Lots 2-4, Aline Ave. Taylor's Sub

**Residence Description:** 726 sq. feet, 2 bedrooms, 1 bath, ranch home with hardwood floors in the bedrooms. This home has a wall furnace and no air conditioning and sets on a nice sized lot at the end of a cul-de-sac.

**2007 Taxes:** Seller will pay all 2006 and prior years taxes. 2007 taxes will be prorated to closing date. 2006 general taxes were \$366.49 and \$3.65 special taxes.

**Closing:** Closing shall occur on or before November 29, 2007 at Kansas Secured Title, Wichita, KS.

**Possession:** Possession will be at closing.

**Earnest Money:** Earnest money in the amount of \$2000 is to be made payable to Jeff Lange Real Estate Trust Account in the form of personal check, business check or cashier's check day of auction. **Earnest deposits are nonrefundable.**

**Manner of Auction:** Property will be sold to the highest bidder.

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



**Seller: Mary F. Warriner**

**Jeff M. Lange, Broker**

**Don Burford, Broker/Auctioneer**

For More Pictures & Information see:

[www.jefflangere.com](http://www.jefflangere.com) 316-529-3100 or 800-



**JEFF**  
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REAL ESTATE



**Auctioneer's Note**

***This home has been well cared for. It just needs updating. An excellent opportunity to do small amount of work for a great home or rental.***

**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 a 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details.

PROPERTY IS BEING SOLD AS-IS, WHERE-IS. 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.

***Not Responsible for Accidents.***



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