

# LANGE AUCTIONS

3 Br., 2 Bath Mobile Home On One Acre  
5315 S. Annapolis Clearwater, KS.

**Saturday, February 16, 2008**

**10:00 a.m. on site**



**Open House:**  
Sunday, February 10,  
2008  
3-5 p.m.  
**Don Burford**  
316-619-3719



**Directions:** K-42 Highway to 55th St. S., West 1/2 mile to Annapolis, North to property

**Legal Description:** Lot 2 Block 12 K-42 Estates Addition

**Residence Description:** 1978 3 bedroom, 2 bath mobile home on one acre; **1979 Chevrolet El Camino**

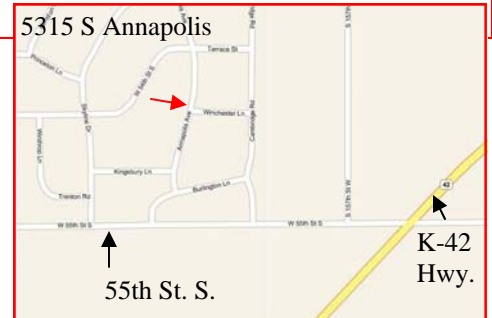
**2007 Taxes:** Seller will pay all 2007 and prior years taxes. 2008 taxes will be prorated to closing date based off 2007 taxes of \$166.90 real estate and \$70.32 personal property.

**Closing:** Closing shall occur on or before March 14, 2008 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 Kansas Secured Title 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 offered as a single tract and sold to the highest bidder. Car to be sold after real estate.



**Seller: Marlena C. Quigley**

**Jeff M. Lange, Broker**

**Don Burford, Broker/Auctioneer**

For More Pictures & Information see:

[www.jefflangere.com](http://www.jefflangere.com) 316-529-3100 or 800-525-8160



**JEFF**  
**LANGE**  
REAL ESTATE



**Auctioneer's Note**

**This 1978, 1344 sq. ft. DW has 3 BR's, 2 BA's, WBFP, fully skirted, vinyl sided, is in good shape, but not on permanent foundation. The 10x10 garden shed is on concrete and both set on 1 acre M/L lot. The 1976 El Camino has 100,000 + miles. Residence and car are both being sold AS IS with Buyer responsible for all inspections.**

**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. 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.

***Not Responsible for Accidents.***



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Striving to Maximize  
our Sellers Net  
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**For additional real estate for sale, see [www.jefflangere.com](http://www.jefflangere.com)!**



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