

# LANGE AUCTIONS

**July 30, 2009 at 7:00 pm**

**217 S. 12th Street, Conway Springs, KS.**

**Ranch, full brick home — Small town living!**

**Open House: Sunday, July 12 2-4 pm Thursday, July 23 7-8 pm**

**Online Preview at [www.langeauctions.net](http://www.langeauctions.net)**

**Well cared for brick home, 3 bedroom and 2 bath, beautiful landscaping,  
city lot, in quiet community with great schools**



Contact Jeff Lange for  
more information

[jeffl@jefflangere.com](mailto:jeffl@jefflangere.com)

316-617-4711



24' x 30' detached garage/shop  
with alley access



**Legal Description:** S33-T30-R3W, Lot S 84.3' LT 6 Block No: 3 Subdivision: Highland Addition

**Property Location:** K-49 to Conway Springs, to Parallel Road, West to 12th, North to home

**Manner of Auction:** As-is, where is, auction on site

**Property Description:** Brick ranch, 3 BR, 2 BA, built 1983. Detached 24' x 30' full brick garage/shop with alley access. 4' deep crawl space for storm protection

**Taxes:** 2009 taxes \$2907.30

**Easements:** Buyer to accept any and all easements, restrictions, 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 cashier's check, money order, or personal check on day of auction. Purchase is not based upon buyer obtaining financing. If closing fails, buyer does not receive earnest deposits back.

**Closing:** Aug. 28, 2009 Kansas Secured Title, Derby, KS.

**Possession:** At closing

*Sellers: Robert & Joyce Wall*  
Jeff M. Lange, Broker, Listing Agent  
Don Burford, Broker/Auctioneer

For More Pictures & Information see:

[www.langeauctions.net](http://www.langeauctions.net)

529-3100 or 800-525-8160

**JEFF  
LANGE  
REAL ESTATE**





**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](mailto: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.

**Contact Jeff Lange for more information**  
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4911 S. Meridian  
Wichita, KS. 67217

**Quiet country living  
with flair!  
Ranch style full brick home**