

# LANGE AUCTIONS

**Four Wichita Homes and Duplex**  
**Thursday, September 10**  
**Starting at 2 p.m.**  
**Each property sold on site**

Open House: Thursday, Sept. 3 Time: 6 — 7 p.m.  
1554/1556 S. St. Paul by appointment only

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

## **3 BR, 1.5 BA Ranch style w/detached garage.**

**428 E. 56th Wichita 2 p.m.**

**Legal Description:** Lot 8, block 1 South Broadway Gardens Addition  
**Property Location/Directions:** from 55th St. S & Broadway, 1 Block South and 1 Block East  
**Prior Rental Rates:** \$650  
**Tax Info:** 2008 taxes were \$898.43



## **3 BR, 2 BA, Double wide on permanent foundation**

**4358 Deer Lake Wichita 3 p.m.**

**Legal Description:** Lot 12 Block 3 Deer Lakes Estates Addition  
**Property Location/Directions:** From K-15 & 47th St. S, South to E. Wildflower St. Left to E. Wildflower CT, then right to S. Broadview St, South Broadview turns into Deer Lake. Continue to property.  
**Prior Rental Rate:** \$475 **Tax Info:** 2008 taxes were \$332.83 Specials \$4.04



## **3 BR, 1 BA Ranch home**

**4534 S. Osage Wichita 4 p.m.**

**Legal Description:** Lot 6 block 7 Purcell's Tenth Addition  
**Property Location/Directions:** from 47th St. S & Seneca, E to Osage, N to property  
**Prior Rental Rates:** \$525  
**Tax Info:** 2008 taxes were \$663.06



## **Full Brick Duplex w/2 BR, 1 BA in each unit**

**1554/1556 S. St. Paul Wichita 5 p.m.**

**Legal Description:** Lots 188-190 St. Paul Ave. Richmond's 3rd Addition  
**Property Location/Directions:** From K-42 (Southwest Blvd.) & Harry, East 1 block  
**Prior Rental Rates:** \$525—\$650  
**Tax Info:** 2008 taxes were \$923.46



## **Possible 1—3 BR, 1.5 BA, Ranch**

**238 N. Tracy Wichita 6 p.m.**

**Legal Description:** W 150' Lot 4 Exc. N 60' block 18 Parkwilde Addition  
**Property Location/Directions:** From West St. & 2nd go West to Tracy then South to home

**Property Desc.:** Finish this 1250 s. f. ranch located in great West side neighborhood. Started in 2006 this home boasts vaulted ceilings, Pella windows, vinyl siding and oversized 1 car garage! Foam panel construction for low utilities and high efficiency HVAC. Perfect project for investor/contractor.

**Tax Info:** 2009 general taxes are \$947.63. 2009 specials are \$370.50. Total taxes: \$1318.13. Total specials are \$1832.41 and payout in 2013



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For More Pictures & Information see:

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

529-3100 or 800-525-8160



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

**All properties subject to prior sale on or before August 31, 2009**

**Earnest Money Terms:** \$2500 earnest money to Kansas Secured Title and is non-refundable. On 1554 S. St. Paul earnest money is \$5000 to Kansas Secured Title and is non-refundable.

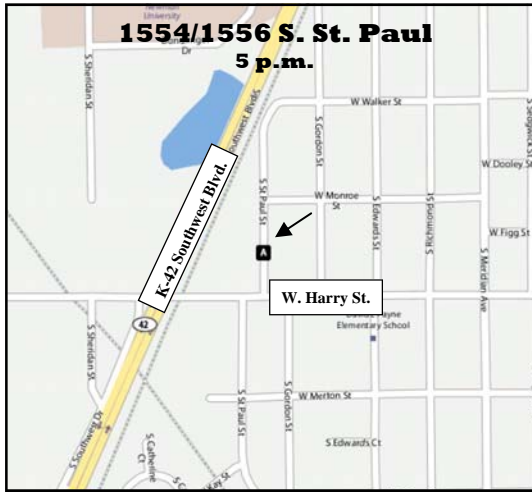
**Possession:** At closing.

**Closing:** Title insurance & closing costs shared equally between Buyer & Seller. Closing at Kansas Secured Title, Derby, KS

**Manner of Auction:** Each property sold on site to the highest bidder.



**For complete directions, visit [www.langeauctions.net](http://www.langeauctions.net)**



**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)

Properties are 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.

**LANGE AUCTIONS**

4911 S. Meridian  
 Wichita, KS. 67217

PRSR STD  
 US POSTAGE PAID  
 WICHITA KS  
 PERMIT NO. 106

4 Wichita homes and Duplex at auction

«NAME» «first name»  
 «ADDRESS»  
 «CITY», «STATE». «ZIP»