

LANGE AUCTIONS

TWO SINGLE FAMILY HOME AUCTIONS

SATURDAY, FEB. 4TH, 2012 10 A.M. & NOON

Auction locations: onsite

www.langeauctions.net
316-619-3719

10 AM 207 N. HIGH ST ARGONIA, KS. 67004	
Property will be available for inspection 1 hour prior to auction	
Legal	Lot 1-2, Block 2, Argonia Original Town
Property Loc.	Hwy 160 to High. South to property
Manner of auction	Sold to the highest bidder subject to Seller approval.
Property Descr.	2 BR, 1 BA, 844 SF home built in 1920 in poor condition. This is a fixer-upper or tear downer.
Taxes 2011	Taxes to be prorated to closing date. 2011 taxes were \$84.02 plus \$100.00 special taxes.
Easements	Buyer to accept any and all easements, restrictions, roadways, and right-of ways of record.
Earnest Money	NON-REFUNDABLE 10% made out to Kansas Secured Title
Closing	On or before March 2, 2012 at Kansas Secured Title, Derby, KS. Title policy and closing costs to be shared equally between buyer and seller.
Possession	At closing.



12:00 NOON 326 S BRIARWOOD NORWICH, KS. 67118	
Open House: Sunday, Jan. 29 2-4 p.m.	
Legal	Lots 17, 18, Block 31, Town of Norwich
Property Loc.	K-42 (Burns) to Briarwood. South 2 1/2 blocks
Manner of auction	Sold to highest bidder subject to Seller approval.
Property Descr.	Good, 2 BR, 1BA, 768 SF home built in 1948.1 car attached garage. Excellent rental or starter home.
Taxes 2011	Taxes to be prorated to closing date. 2011 taxes were \$666.35.
Easements	Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record.
Earnest Money	NON-REFUNDABLE 10% made out to Kansas Secured Title
Closing	On or before March 2, 2012 at Kansas Secured Title, Derby, KS. Title policy and closing costs to be shared equally between buyer and seller.
Possession	At closing.



For all pictures and buyer information visit:
www.langeauctions.net
Contact: Don Burford: donb@jefflangere.com

Lange Auctions is your auction service. We auction: land, residential, commercial, personal property, farm equip., investments, all types!

Don Burford, Assoc. Broker/Auctioneer
Jeff M. Lange, Broker Sellers:
Argonia - Rita Burford
Norwich - Debra Blankenship, Cheryl Bishop

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.
A 3% Brokers Participation Fee will be paid.
Buyer's registration form must be turned in to Jeff Lange Real Estate by 4:00 pm the day before the auction. Not Responsible for Accidents.
If you would like to receive future auction brochures by e-mail, please email Kathy at kathyh@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.



316-619-3719

All information deemed reliable but not guaranteed