

LANGE AUCTIONS

1412 S. Lulu Wichita, KS.

Saturday, December 6, 2008 12:00 noon on site

- Directions:** From Hydraulic, West on Harry to Lulu, North to property. From Broadway East on Harry to Lulu, North to property.
- Residence Information:** 771 Square foot, 2 bedroom, 1 bath, bungalow with partial basement, floor furnace and central AC. This is a good solid home that just needs updating.
- Legal Description:** Lots 10-12 Lulu Ave. McCormick's Addition
- Manner of Auction:** Property will be offered to the highest bidder. A 10% Buyers Premium will be added to the winning bid price for the total contract price.
- Easements:** Buyer will accept any and all easements, restrictions, roadways, and right-of-ways of record.
- Taxes:** Seller will pay all 2008 taxes. Buyer is responsible for all 2009 taxes. 2007 general taxes were \$574.40 and \$3.65 special taxes. 2007 total: \$578.12
- Closing:** Closing shall occur on or before January 6, 2009 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 non refundable.



Seller: Shirley A. Vancuren
Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer
For More Pictures & Information see:
www.langeauctions.net

316-529-3100 or 800-525-8160

Open House:
Sunday, November 30, 2008
2:00 –4:00 PM
Don Burford
316-619-3719

JEFF
LANGE
REAL ESTATE





4911 S. Meridian
 Wichita, KS 67217
 1-800-525-8160

For additional real estate for sale, see www.jefflangere.com!

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Auctioneer's Note
 This is an excellent opportunity for the first
 time buyer, rental owner, or would be a great
 fixer-upper!

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 repre-
 sent 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 reg-
 ister 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, ANNOUNCE-
 MENTS 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 IMMEDI-
 ATELY UPON CONCLUSION OF AUCTION. ALL DOCU-
 MENTS WILL BE MADE AVAILABLE UPON REQUEST, TO
 PROSPECTIVE BUYERS PRIOR TO AUCTION. IF DOCU-
 MENTS ARE NOT UNDERSTOOD, BROKER RECOM-
 MENDS BUYER TO SEEK COMPETENT ADVICE.

Not Responsible for Accidents.

*If you would like to receive future auction
 brochures by e-mail, please email Alyce at
 alycen@jefflangere.com*