

# Real Estate & Personal Property Auction

Thursday, July 25 @ 5:00 PM  
1046 Countryside, McPherson, KS



## Seller: Clyde & Susan Melton

Real Estate sells at 6:00 PM  
Autos sell right after R.E.



**Personal Property:** 2005 Chevrolet Impala, Only 65,563 miles. 1997 Pontiac Transport, 3.4 liter 6 cylinder, 8 seater, 160,721 miles., Kitchen tables and chairs, wooden desks, antique wardrobe, cedar chest, hospital bed, beds, washer & dryer, corning ware, glassware, tools, ladder, snow blower, lawn edger, lawn and garden tools, doll collection, recliner, TV & stereos, other furniture and household.

**Terms:** All bids compete and are open for advancement until the Auctioneer announces that the real estate is sold. All decisions of the Auctioneer are final. No absentee or telephone bids will be accepted without prior approval of the auctioneer or broker. Property is not selling contingent upon buyer obtaining financing. Final sale is subject to owner's conformation.

**Earnest payment:** Earnest money deposit in the sum of \$5,000 due day of auction. Earnest money payable to Kansas Secured Title.

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[WWW.WEDELAUCTION.COM](http://WWW.WEDELAUCTION.COM)

**Agents' statement:** Well-built home that appears to be in good shape, but could use a few updates. Fix it up to your personal tastes and come live in a great north east location. Flippers and landlords should also take a look. 2 car garage, Nice yard with mature trees and an automatic sprinkler system.

**Real Estate:** 2 bed, 1 1/2 bath, Ranch style home built in 1976. Approximately 1,600 sq. ft. on the main level. Partial basement with a finished living room and working commode. Great location.

### Open House:

Sunday July 7 1:00-2:30 PM

Thursday July 18 5:00-6:30 PM

The property can also be seen by appointment. Call Troy or any other real estate agent you work with.

**Taxes:** 2018 taxes were \$2887.34 2019 taxes will be prorated by closing date.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither the Agent nor the Seller makes any guarantees or warranties as to its accuracy. All sketches, dimensions and figures are approximate or "more or less." Any announcements made auction day by the Auctioneer will take precedence over any previous printed materials or oral statements.

**Condition:** This sale is subject to all easements, covenants, restrictions of record. Each bidder is responsible for condition, at their own inspections, inquiries and due diligence concerning the property. All property is sold "As Is, Where Is, basis with no warranties or guarantees either expressed or implied, by the seller or the agent and without recourse.

**Buyers Premium:** There will be 10% Buyers Premium added to the final bid

**Broker Participation Recognized:** 3% Broker Participation is offered. Any Kansas licensed Broker or Agents are eligible. Contact Four Seasons Realtors for details.

**Possession:** Possession will be at closing

**Closing:** Closing will take place at Kansas Secured Title on or before August 23, 2019. The balance of the purchase price will be payable at closing in certified funds. The cost of title insurance and escrow closing services will be paid evenly by buyer and seller.

## 10% BUYERS PREMIUM



AUCTIONEER  
TROY WEDEL  
620-242-6999