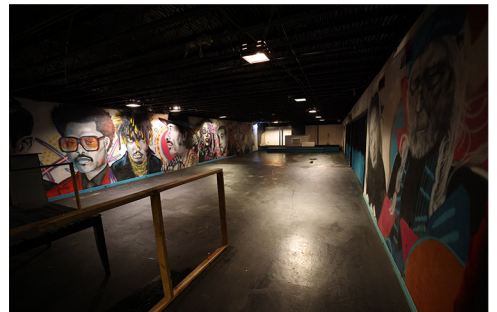


Real Estate Auction

Thursday Nov. 3 @ 6:30 PM

At the Underground

122 S. Main, McPherson, KS



Lot 1: 122 S. Main St., McPherson, KS.
A basement with a downtown McPherson location. Previously used as a private club.

Lot 2: 201 E. Center St. Windom, KS.
A two bedroom, 1 bath home in Windom. According to county records the home was built in 1900 and is 1,118 sq. feet. The property has a detached 2 car garage.

Open House:

Lot 2 (Windom) Thursday October 27
4:00-6:00 PM

Lot 1 (McPherson) Thursday October 27
6:30-8:30 PM

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

Buyers Premium: There will be 10% Buyers Premium added to the final bid with a \$1,500 minimum per lot.

Taxes: Taxes will be prorated by closing date.

Lot 1 2021 Taxes \$2,689

Lot 2 2021 Taxes \$ 210

Live Auction: Both lots will be sold at "The Underground" 122 S. Main St. McPherson. Thursday November 3 at 6:30 PM

Closing: Closing will take place at Kansas Secured Title on or before November 30, 2022. 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.

Terms: All bids compete and are open for advancement until the Auctioneer announces that the real estate is sold. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. No absentee or telephone bids will be accepted without prior approval of the auctioneer, or managing broker. Property is not selling contingent upon buyer obtaining financing. Sale subject to sellers confirmation.

Earnest payment: Earnest money deposit due day of auction payable to Kansas Secured Title.

Lot 1 \$1,500

Lot 2 \$ 500

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, other than seller is guaranteeing delivery of a marketable title, there is no other warranties or guarantees either expressed or implied, by the seller or agent and without recourse. Satisfy yourself with your own inspections prior to auction day.

Seller: Peoples Bank & Trust

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

Possession: Possession will be at closing

WWW.WEDELAUCTION.COM



AUCTIONEER
TROY WEDEL
620-242-6999

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