

Real Estate Auction

Thursday Nov. 21 @ 6:30 PM
324 W 13th, Newton, KS



This 1 1/2 story home has 1,120 sq. ft. of living area. One bath, four bedrooms. The home has lots of possibilities but has not been occupied in some time, and needs some more work. The sellers started fixing it up but and have since moved out of town and are ready to turn the project over to you. Great opportunity to own a place with a large lot in area with some very nice homes.

Open House:

Thursday, November 7, 6:30-7:30 PM

Sunday, November 17, 1:00-2:30 PM

The property can also be seen by appointment. Call Troy, Jeff, 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.

Taxes: Taxes will be prorated by closing date.
2023 taxes \$560.16

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: Justin & Sarah Ekeland

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

Possession: Possession will be at closing

Live Auction: The property will be sold on location at 324 W 13th St. Newton, KS, Thursday, November 21 at 6:30 PM

Closing: Closing will take place at Security 1st Title on or before December 20, 2024. The balance of the purchase price will be payable at closing in certified funds. The cost of owner's 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, listing agent, or managing broker. Property is not selling contingent upon buyer obtaining financing. Sale subject to sellers confirmation.

Earnest payment: Earnest money deposit in the sum of \$1,000 due day of auction payable to Security 1st Title.

WWW.WEDELAUCTION.COM

LISTING AGENT
JEFF ODERMANN
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AUCTIONEER
TROY WEDEL
620-242-6999

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