

Real Estate Auction

Tuesday, Mar. 20, 6:30 PM

At The Well, 101 N. Main, McPherson



Seller: Rowena E. Flory Estate

APARTMENT BUILDINGS



Auctioneer's statement: Raymond Flory built this apartment complex in 1975 and it has remained in the Flory family ever since. It has had many updates and improvements over the years including a new roof in 2014. Take advantage of this excellent opportunity to purchase well maintained residential income producing property in the city of McPherson.

Property: 1301-1315 Oaklane St., McPherson, KS. 8 units in two triplexes and one duplex plus a storage shed. Approximately 7,066 square feet.

Possession: Possession will be at closing, subject to tenants rights.

Closing: Closing will take place at Kansas Secured Title on or before May 16, 2018. 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 broker. Property is not selling contingent upon buyer obtaining financing. Sale subject to owners confirmation.

Earnest payment: Earnest money deposit in the sum of \$45,000 due day of auction. Earnest money payable to Kansas Secured Title.

Open House & Tour: Apt 1311 Oaklane St.

Sunday Mar. 4, 1:00-2:00 PM, Tour 2 PM

Sunday Mar. 18 1:00-2:00 PM, Tour 2 PM

Meet at apartment 1311. The tour starts at 2 PM and will be the only opportunity to see the inside of other 7 occupied apartments. Apartment 1311 can also be seen by appointment. Call Troy or any other real estate agent you work with.

Taxes: 2017 taxes were \$6,304.94 2018 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, other than seller guaranteeing delivery of a marketable title, there is no other 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/Agents are eligible. Contact Four Season Realtors for details.

10% BUYERS PREMIUM

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AUCTIONEER
TROY WEDEL
620-242-6999



Four Seasons Realtors, 1020 N. Main, McPherson, KS 67460 620.241.1514



Appliances: Some appliances are tenant owned. All Landlord owned appliances are included.

| Address | Stove | Fridge | Dishwasher | Ceiling fans | Furnace | AC |
|---------|-------|--------|------------|--------------|----------|---------|
| 1301 | YES | YES | YES | 5 | Updated | Updated |
| 1303 | YES | YES | YES | 4 | Updated | Updated |
| 1305 | NO | NO | NO | 0 | Original | Updated |
| 1307 | YES | YES | YES | 4 | Original | Updated |
| 1309 | YES | YES | YES | 4 | Updated | Updated |
| 1311 | YES | YES | YES | 4 | Updated | Updated |
| 1313 | NO | NO | NO | 0 | Original | Updated |
| 1315 | NO | NO | NO | 0 | Original | Updated |



Property Management: The owners have been managing the property. If you would be interested in purchasing the property and placing it under professional property management. John Holthus, broker at Four Seasons Realtors, and partner with RPM (Reliable Property Management) would be glad to give you more information on the service. John can be reached at the Four Seasons office 620-241-1514.

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