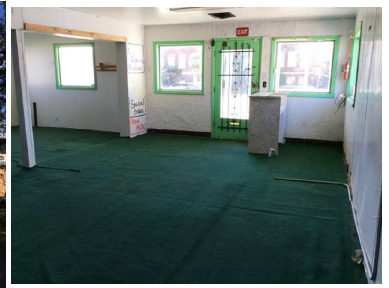


ONLINE ONLY TIMED COMMERCIAL REAL ESTATE AUCTION

\$5,000 Opening Bid

503 S. Washington Ave., Wellington Kansas 67152



ONLINE ONLY TIMED AUCTION

Commercial Real Estate

503 S. Washington, Wellington Kansas 67152

1300+/- Sq.Ft. Retail on Corner Lot Built in 1960
with excellent off street parking & lot's of potential

BID NOW AT: www.littlebull.online

AUCTIONEERS NOTE: Bid to Buy with \$5,000 Opening Bid to liquidate 503 S. Washington, Wellington Kansas. Great opportunity to purchase Commercial Real Estate. 1300+/- square foot freestanding retail building on corner lot with great off street parking. Very cute building with barn pitched roof plus art deco style entry. Amenities include 26x34 great room, 12x15 back room, 8x14 storage/utility, updated electrical, updated central heat and air, wired for commercial phone, internet and security. Bring your hammer, Bring your nails and Bring your paintbrush, this property needs a little Elbow Grease and you are in Business. Perfect and affordable for someone wanting an investment property or better yet, someone looking to open a business. The possibilities are as limitless as your imagination.

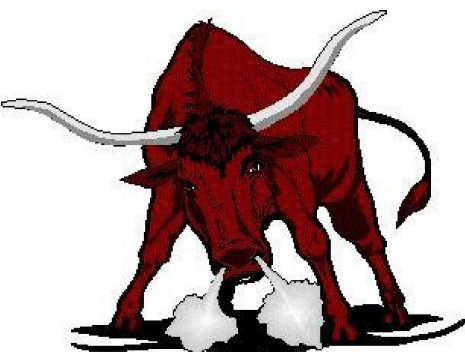
All BIDDING is to occur on our online platform at: www.littlebull.online

TERMS & CONDITIONS

Auctioneer not responsible for accidents; announcements made day of sale take precedent over all printed material. Real Estate sold "AS IS, WHERE IS" with no warranties, subject to restrictions, reservations, or zoning orders if any now exist against said property. It is the responsibility of the purchaser(s) to have any and all inspections completed prior to the day of the sale, including, but not limited to, roof, structure, termite, environmental, groundwater, flood designation, presence of lead-based paint, mold, Radon, electrical, mechanical, plumbing and any other desired inspections. Buyer accepts all faults of the property whether known or unknown. Information given is from sources deemed reliable but NOT guaranteed by Sellers or Auctioneer. At closing, Buyer will agree to indemnify and hold Seller harmless from and against any and all liabilities, losses, damages, suits, penalties, claims and demands of every kind, including reasonable attorneys' fees, arising out of or relating to any conditions of any kind on the subject property, environmental or otherwise, or the operations conducted thereon. Buyer acknowledges that he, she, or it has viewed the subject property thoroughly and agrees to accept the subject property strictly "as is" without any warranties or guarantees of any kind as to the condition of the subject property. Auctioneer is acting as a SELLERS AGENT. Bidding on the property will be online and Buyers need not be present to bid, simply place your bids via our online platform at www.littlebull.online. A \$2,500-dollar earnest money deposit payable by cash, personal check, cashier's check or money order shall be due from successful bidder within 48 hours of auction close/at the conclusion of sale with the balance due on delivery of deed & marketable title. Earnest money to be held by Kansas Secured Title and is non-refundable. Successful bidder to sign a cash contract, and AS IS Addendum at the conclusion of sale. Buyers and Sellers to split closing fee and Title insurance 50/50. Taxes shall be prorated to the day of closing. All prior years' taxes to be paid by seller. Closing to occur on or before November 16th, 2018. Buyers to take possession on day of closing. Seller reserves the right to accept or reject any and all offers. Property available to view and inspect by private appointment. PLEASE NOTE that a Buyer's Premium of 10% or \$1,500 whichever is greater will be added to final hammer price. AUCTION CLOSE DATE: Wednesday, October 17th @ 7:30 pm (CST

PLEASE NOTE THAT A BUYERS PREMIUM IS IN EFFECT FOR THE REAL ESTATE & WILL BE CHARGED TO SUCCESSFUL BIDDER AT CLOSING.

(Buyers Premium of 10% or \$1500)



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