

AUCTION

THURSDAY | MAY 23, 2019 | 5:30 PM
125 SANTA FE, BALDWIN CITY, KS

DIRECTIONS: East on 56 highway, right (South) Santa Fe St. Watch for signs.

REAL ESTATE SELLING @ 6:30 PM

DESCRIPTION: Ranch home on large corner lot in Baldwin City, KS! Just a short walk to the Baker Football Stadium or drive to the city pool. This 3 bedroom, 2 bath home built in 1973 has over 1,400 square feet of living area. Other features include laundry on main floor, full unfinished basement and a 2 car garage. Ready for your personal updates to make this home your very own!

LEGAL: All of Lot 23 located in Trail side, a subdivision in Baldwin City, KS

DOWN PAYMENT: Winning Bidder will be required

to make a NON-REFUNDABLE earnest money down payment equal to Ten Percent (10%) of the total purchase price day of auction upon signing a purchase agreement immediately following the close of bidding. The down payment may be paid in the form of personal check, business check or cashier's check and will be held by FIRST UNITED TITLE. The remainder of the purchase price and closing costs are payable at closing within 45 days of auction day. *YOUR BIDDING AND PURCHASE AGREEMENT WILL BE NON-CONTINGENT UPON FINANCING.* It is strongly recommended that potential bidders ensure in advance (if needed) they are able to obtain necessary financing to close the transaction.

INSPECTIONS: Property will be available for inspections during the scheduled *Open House Saturday, May 11, 2019 11:30 - 1:30 p.m. AND Wednesday, May 15, 2019 3:30 - 6:30 p.m.* OR by appointment. All prospective bidders are encouraged to inspect the property and have any and all inspections including, but not limited to electrical, mechanical, structural, septic, mold, radon, lead-based paint and/or termite completed (at prospective bidders' expense) prior to auction day. Property will be sold "as is" in its present existing condition. Your bidding and Purchase agreement will be NON-CONTINGENT on Inspections.

OPEN HOUSE OPPORTUNITY:

SATURDAY, MAY 11, 2019 11:30-1:30PM | WEDNESDAY, MAY 15, 2019 3:30-6:30 PM | SALE DAY @ 3:30 PM

VISIT WWW.FLORYANDASSOCIATES.COM FOR PROPERTY PROSPECTUS, COMPLETE TERMS & ADDITIONAL INFORMATION!



Jason Flory, Agent/Auctioneer
Wendy Flory, Broker

1162 N 550 Road | Baldwin City, KS 66006

Wendy: 785.979.2923 · Jason: 785.979.2183 · Kaylee: 785.393.5287

Personal Property SELLING @ 5:30 PM

ART WORK | COLLECTIBLES | FURNITURE | HOUSEHOLD | MISCELLANEOUS

Asian/Chinese/Japanese/European/Ect. Art Work of All Kinds: Pictures, Pottery, Glassware, Paperweights, ect.; Art Work Supplies; Silver Plate items; Chase Jaguar Jungle dis set; Retro Furniture: "Dixie" Campaigner chests, desk, end tables, Holman Buffet & Dining table, Flex Steel couch; several wooden book cases; Maytag HD dryer, Kenmore 500 washer; Whirlpool refrigerator; china cabinet; 1977 Jimmy Carter Inaugural medal; slide projectors, slide holders, slide supplies; Neumade 5 drawer slide holder; large selection of travel post cards (World Wide); Singer Style-O-Matic sewing machine; sewing supplies; Sessions wall clock; several sizes of metal file cabinet; cook books; kitchen décor & small appliances; Gold Cut self-propelled 6 hp push mower; garden & hand tools; box lot items; numerous items too many to mention!

Seller: Mrs. (John) Evonne English Living Estate

AUCTIONEERS: Jason Flory 785-979-2183 | Mark Elston 785-218-7851

Visit www.FloryAndAssociates.com or Kansasauctions.net for complete sale bill, Auction terms & pictures.