



# REAL ESTATE AUCTION

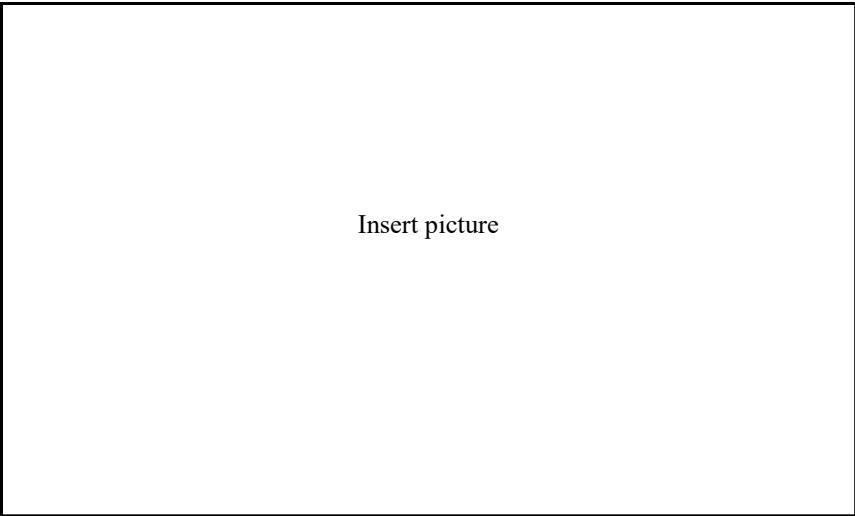


**MONDAY EVENING, OCT. 15th, 2018  
BEGINNING AT 7:00 PM**

**Auction Location: 613 MARKET ST., OSAGE CITY, KS**

**PROPERTY DESCRIPTION:**

Approximately 50 x 135 ft office building previously housing dentist, eye doctor and real estate offices. There are loads of square footage in several separate spaces with waiting area plus two large open area store spaces along front of building. (Small selection of office related items will be included)



This building offers unlimited business/retail opportunities, however, there are common walls on two sides, building needs roof and interior repairs and is selling AS IS, IN PRESENT EXISING CONDITION, WITH NO WARRANTIES OR GUARANTEES.

**OPEN FOR PREVIEW:** TUESDAY, OCT. 2nd 5:00-7:00 pm and by appointment.



**\*\*\*TERMS & CONDITIONS\*\*\***

\$1,000 of purchase price as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing on or before October 29, 2018. Seller to pay 2017 taxes of \$2398.04 and all prior years and a prorated share of 2018 taxes at closing. Buyer to pay Seller's title insurance and closing agent fee. Sells subject to easements, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE ALL PROFESSIONAL INSPECTIONS THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLERS, BROKER OR AUCTIONEERS. SELLING ABSOLUTE WITH MINIMUM OPENING BID OF \$2,000.** The Property is not selling subject to loan approval. Prior financing should be made by Purchasers. Real Estate Licensees will be acting as Designated Seller's agents. Statements and forms of written contract day of auction take precedence over anything advertised. Buyer's agent representing successful buyer will receive \$100 compensation.

***ELIZABETH A. WHITE, SELLER***

**MILLER & MIDYETT REAL ESTATE—Jennifer Courtney, Broker  
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