

OSAGE
CITY

REAL ESTATE & PROPERTY AUCTION

SATURDAY, OCT 20th, 2018 @ 10:30 am

TWO
KITCHENS

As I have moved to an apartment, following sells at 412 N. 5TH, OSAGE CITY, KS.



****412 N. 5th—OSAGE CITY —REAL ESTATE SELLS FIRST****

1840 +/- sq ft 4-5 bedroom, 3 bath ranch with mostly finished basement. Formal living room and dining room plus family room, four bedrooms, two baths and laundry on main floor. Second kitchen and great/family room, bedroom (no egress) and bath in basement. Large storage crawlspace in basement. Both kitchens have some appliances. Two car attached garage plus 20 x 14' storage building. Spacious back patio overlooking extra large yard with mature shade and wishing well. Extra large lot size of 200 x 215'.

OPEN HOUSE PREVIEWS: TUES., OCT. 2nd from 5:30—7:00 pm
& TUES., OCT. 9th from 5:30—7:00 pm

TERMS & CONDITIONS: \$5,000 as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing on or before Nov. 15, 2018. Seller to pay 2017 taxes and all prior years and a prorated share of 2018 taxes at closing based on 2017 taxes of \$3233.18. Buyer to pay Seller's title insurance and closing agent fee. Sells subject to easements, right of ways, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE ANY 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.** 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 agents and transaction brokers will receive \$300 compensation at closing for successful registered buyer (that was registered with auctioneer at least 72 hours prior to the auction).

****PERSONAL PROPERTY SELLS AFTER
REAL ESTATE****

2 Recliners
6 Wing Back Chairs
Marble Top 3 Pc Table Set
Corner Shelf 5 Tier
2 Vintage Stand Tables
Zenith Turn Table Stereo
Several Child's Chairs
Bedside Table
2 High Boy Chest
Antique Curio Cabinet
4 Hide-Away Divans
Vintage Metal Cabinet w/ Side Shelves
Antique High Boy w/ Wishbone Mirror
7 Various Style Beds
2 Dressers
Vintage Mirror / Antique Buffet
3 Dining Tables w/ Leaves
Several Side Tables

Singer Treadle Sewing Machine
Frigidaire Gallery Washer & Dryer
2 Punch Bowl Sets
Nut Cracker
Glass Kerosene Lamp
2 Vintage Victorian Lamps
4 Bar Stools
Old Records 45 & 78's
Wash Board
Galvanized Wash Stand
Antique Wardrobe
Kirby Legend II Vacuum
Large Trunk
Metal Foot Locker
Vintage Tooled Leather Make-up Case
Antique C.S. Bell Co. Counter Top Grinder
Selection of Assorted Frames & Pictures
Stand Fan
3 Large Trunks

Selection of Floor and Table Lamps
Hide-Away Love Seat
Cedar Chest
Several Vintage Decanters
Vintage Lettera 32 Typewriter
China Hutch 98" x 52" x 15"
3 Southwest Style Blankets
Werner 6 ft Aluminum Ladder
Various Style Shelving
Several Metal Stackable Patio Chairs
Assortment of Lawn & Garden Tools, Etc.
Assortment of Glassware—Kitchen Items—
What Nots—Lots of Smalls—Etc. Etc.

NOTE: There are drawers and storage areas unopened at listing. There will be lots of treasures to be found. Come early and plan to spend the day. Lots of shade.

^^Lunch by Wiley's Weenie Wagon^^

JENNY AGUIRRE, SELLER



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