



REAL ESTATE AUCTION

MONDAY EVE, OCT. 29th, 2018

BEGINNING AT 7:00 PM



AUCTION LOCATION: COMMUNITY BUILDING IN READING, KANSAS.

10178 W. 293rd, READING, KS

TRACT I: 13 +/- acres with approximately 944 sq ft home with mostly finished basement. One bedroom (2 non-conforming) and 2 bath. Several outbuildings; 20 x 12' with concrete floor, metal and frame 24 x 22' storage building plus several smaller buildings. Home has 95% new Coleman furnace and newer AC unit. All appliances TV antenna are included. Property serviced by well water and a waste water lagoon system.

TRACT II: 145 +/- acres with 92 +/- acres tillable with balance in grass and trees with Morse Creek running from north to south along east side of property. (Presence of sericea lespedeza)

TRACT III: Combination of Tracts I & II.

DIRECTIONS: From Reading, KS., go 2 miles east, then 1 mile north on S. Davis Rd then 1/4 mile west on 293rd to property on north side of road on (NW corner of 293rd & Davis Rd)

SURVEY: In the event Tract I & II sell to separate buyers, the Seller will pay for a survey to be completed prior to closing. If property sells as whole, there will be no survey provided by Seller.



*****OPEN HOUSE PREVIEWS****

**TUESDAY, OCT. 16th &
MONDAY, OCT. 22nd
from 5:30-7:00 PM**

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

\$10,000 as earnest money (non-refundable) on each tract and signature of binding contract day of auction, balance due at closing on or before December 7, 2018. Seller to pay 2018 taxes of \$2692 and all prior years in full at closing. Buyer to pay Seller's title insurance and closing agent fee. Seller 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. THE PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLERS, BROKER OR AUCTIONEERS.** However, Seller will provide at their expense, a waste water system inspection and a termite inspection. Buyer's please note: there is a well water system in place and seller is NOT providing water testing. The Property is not selling subject to loan approval. Prior financing should be made by Purchasers. **Brandy Criss-Engler of EK Real Estate** will be acting as Designated Seller's agent. Statements and forms of written contract day of auction take precedence over anything advertised. Buyer's agents who have registered successful buyers with auctioneer 72 hours prior to auction will receive \$300 compensation at closing. **FINAL SALE SUBJECT TO SELLER CONFIRMATION.**

DAVID CHRISTOPHER SMALL, SELLER

MILLER & MIDYETT REAL ESTATE—Jennifer Courtney, Broker
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