

# ◆◆◆ PUBLIC AUCTION ◆◆◆

**630 HOLLIDAY, OSAGE CITY, KS.**

**FRIDAY, MARCH 22nd, 2019 @ 1:00 PM**

**Selling 31 room former nursing home facility in Osage City located one block south and 3 blocks west of the Sonic Drive-In.**

**PROPERTY DESCRIPTION:** Building was built in 1976 with 16,740 +/- sq ft consisting of 31 resident rooms, gathering room, therapy tub room, dining area, chapel area, fully equipped kitchen and laundry rooms, two offices and two basement storage areas.

Personal property to convey with building Includes, but not limited to fully equipped kitchen, laundry machines, chapel pews plus other items all included in **AS IS CONDITION**.

**DEED RESTRICTIONS:** Grantee shall not, for a period of 30 years after the date of deed (12/18/18), utilize real property either directly or indirectly for a skilled, long term or assisted nursing facility. This covenant shall constitute a restriction attached to the title of this property and shall be binding upon the heirs, administrators and assigns of grantee.



## **OPEN HOUSE PREVIEWS:**

- ◆ TUES., MAR. 5th 4:00-6:00 pm
- ◆ TUES, MAR. 12th 4:00-6:00 pm
- ◆ Sale Day Starting at 11:00 am
- ◆ OR by Appointment: 785-828-4212

**TERMS & CONDITIONS:** \$10,000 of purchase price as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing on or before April 12, 2019. Buyer will be responsible for property taxes from date of closing forward. Buyer to pay Seller's title insurance fee and closing agent fee. Sale is subject to easements, right of ways, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE ANY AND ALL PROFESSIONAL INSPECTIONS THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY OR ANY INSPECTIONS BY SELLERS, BROKER OR AUCTIONEERS. FINAL SALE IS SUBJECT TO SELLER CONFIRMATION.** Commercial appraisal available upon request. Prior financing should be made by Purchasers. The property is not selling subject to loan approval. 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. **Licensed agents representing successful Buyer, who have registered their Buyer with listing agent or auctioneer 48 hours prior to auction, will receive \$500 commission at closing.**

***OSAGE COUNTY COMMUNITY FOUNDATION, INC.—SELLER***



**MILLER & MIDYETT REAL ESTATE—Jennifer Courtney-Alterman, Broker**  
**OSAGE COUNTY BRANCH OFFICE**  
**622 TOPEKA AVE, LYNDON, KS (785) 828-4212**  
**Wayne Wischropp, Realtor/Auctioneer Michele Loeffler, Realtor**  
**www.wischroppauctions.com**