

# Real Estate Auction

Tuesday, November 12th, 2024 at 6 pm

Auction Location: 514 S. Market Emporia, KS



**Seller – Ilene Rogers Rev Liv Trust**

**Property Description:** Investors delight! This home is a 2 bedroom, 1 bath with a nice storage shed out back. Nice sized back Yard. Stove, Fridge, washer/dryer included. Interior needs updating. This would be a great home or rental for someone!

**TERMS:** Sellers require \$10,000 earnest money on sale date with signature on binding contract with the balance due in full at the time of closing on or before December 13<sup>th</sup>, 2024.

**CONDITIONS:** This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record

**MERCHANTIABLE TITLE:** Sellers will provide an owner's title insurance policy with the cost to be split 50-50 between Sellers & Buyers

**TAXES:** Taxes will be pro-rated to the date of closing based on the 2023 tax amount of \$840.50

**INSPECTIONS:** Any and all inspections (including termite) will be paid at Buyers expense. Inspections need to be completed prior to auction date. Property selling "AS IS"

**POSSESSION:** Buyer will receive full possession the day of closing.



**LISTING AGENT:** Hope Edelman 620-366-0729 **BROKER/AUCTIONEER:** Victor Edelman 620-366-0339

**Open House: Sat. Nov. 2<sup>nd</sup> 1-3 pm**



## **AUCTIONEERS NOTE:**

All announcements the day of sale take precedence over all advertisements and printed information. **Sellers reserve the right to reject any and all bids.** Swift-N-Sure Auctions & Real Estate and its agents represent the sellers and do not represent the buyers. All information is obtained from sources deemed to be reliable but are not guaranteed by the Sellers or Sellers' Agents. This sale is not subject to the buyer obtaining financing. All financial arrangements must be made prior to sale date. Sellers and Sellers' Agents are not responsible in case of accidents.

**COME TO THE AUCTION! YOU ARE IMPORTANT TO US!**

**Victor Edelman**

Broker / Auctioneer

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