

# Real Estate & Personal Property

## AUCTION

**SELLER: John Kuhn**

Monday, Sept. 16th, 2019 at 5 pm

**Auction Location:** 2040 W. 12<sup>th</sup> Emporia, KS



**Open House: Tues. Sept. 3<sup>rd</sup> 5-6:30 pm**

### REAL ESTATE WILL AUCTION AT 6 PM!!!

**Property Description:** This 3-bedroom house is ready for you to move in to or rent out! The bathroom has a special whirlpool walk in handicap bathtub. There is an attached 2 car garage that has an entry to an unfinished basement. Nice location. Property has been well taken care of over the years! Don't miss this! A portable shed will be *sold separate* from the RE.

**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 October 18<sup>th</sup> 2019.

**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 2018 tax amount of \$1388.22

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

**TERMITE INSPECTION:** Report will be provided on day of auction.

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

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



### 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

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

## Personal Property starts at 5 pm

**FURNITURE/HOUSEHOLD/KITCHENWARE:** 2 matching 4 drawer chest of drawers; Drexel desk; Victrola cabinet only; school desk; antique square table; pictures; lamps; Marlow woodcuts; glasses; misc. kitchenware; kids wood chair; antique swivel claw foot swivel stool; 3 wood chairs; 2 red wood chairs; corning ware; Vania record player; misc. glassware: some carnival, some depression; portable radio; Greeting cards; decorations

**APPLIANCES:** Kenmore microwave, Stove & Fridge; upright freezer; Canon Pixma MG5320 printer

**MISC:** 10x12 Portable shed; Husqvarna push mower; Stihl BG 56C blower; cordless drill; submersible pumps; 2 al. ladders; dehumidifier; 12-gallon shop-vac; records; Christmas items: several nativity sets; office supplies; old newspaper articles; 3 file cabinets; traveling port a potty; misc. books: some old; 6+ First day of issue stamps; costume jewelry; Garmin GPS; shower Seat; Wheelchair; cooler; Crofton steam cleaner; small 4' table

We will auction the stove, fridge and portable storage shed after the real estate. It will be great to see everyone!

Pictures of most everything on our website!

Auctioneers: Victor Edelman & Hunter Friend

**Victor Edelman**

Broker / Auctioneer

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**Hope Edelman**

Listing Real Estate Agent

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