

AUCTION

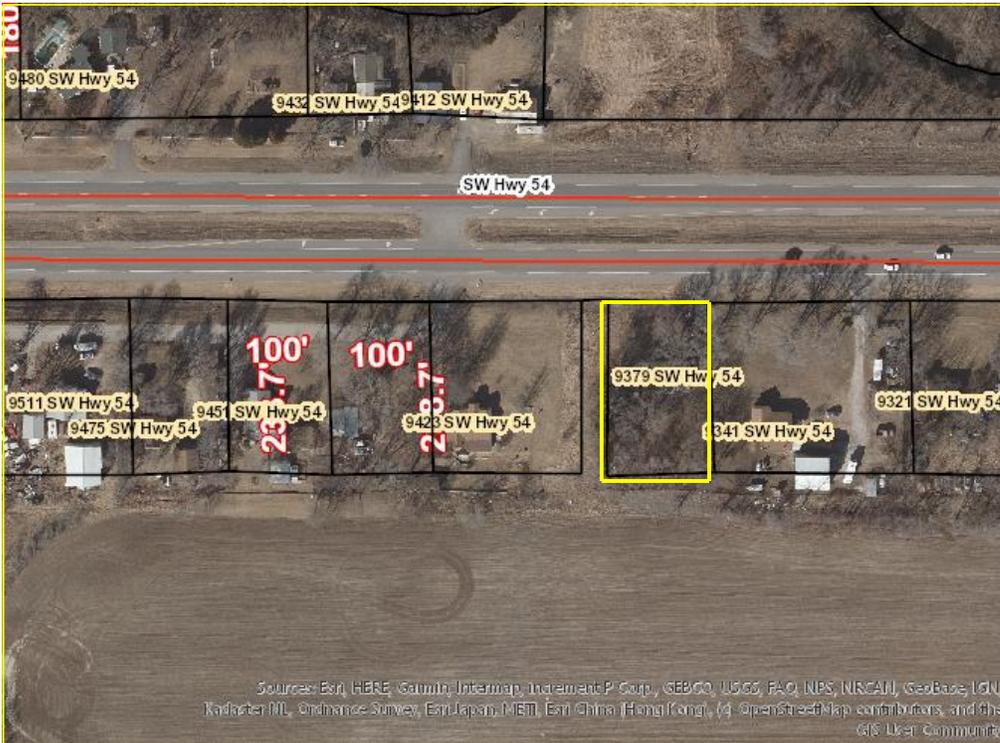
1/2 ACRE W/HOME, GARAGE ALONG HWY 54

FRI., JULY 31--6:00 P. .M

9379 SW Hwy 54—Augusta, KS

1-1/2 mi west of Augusta on Hwy 54, south side

Seller: Shawn G Timmerman, Beverly Hoffhine, Attorney In Fact



Rare opportunity to purchase a small lot with Highway 54 access.

Located just west of Augusta, this 1/2 acre lot offers an asphalt driveway from Hwy 54 to the house. There are large shade trees, a propane tank, septic system & well. Situated between two nice homes, the house and garage have been neglected over the years, but the possibilities for this property are numerous, including commercial (with proper zoning), as the latest traffic count shows approximately 15,800 vehicles per day. There is a crossover in the median just west of the property.

Legal description: S29, T27, R4E, BEG 626.25W & 30 S NE/C NW/4 NE/4 S208.75 W104.75 N208.75 E104.75 TO POB, LESS ROW, BUTLER CO., KS

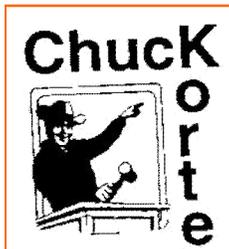
Terms: The successful bidder will be required to sign a purchase contract at the end of the auction and deposit 10% of purchase price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. If a successful bidder does not consummate the sale according to the contract, the earnest deposit will not be refunded. Payment is cash at closing in 30 days or less. Cost of title insurance and closing fee will be split 50-50 between Buyer and Seller. Taxes shall be prorated at closing using the 2019 tax figure of \$197.78. **NO BUYER PREMIUM**

Disclosure: Sellers are selling the property as is without any warranties either expressed or implied. All inspections and required appraisals must be done prior to the date of sale. All potential bidders will be granted access to complete all needed inspections prior to sale. Real estate sold as is where is. Auctioneer is acting as designated agent of the seller.

AFFILIATED WITH BERKSHIRE HATHAWAY HOME SERVICES PENFED REALTY

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL PRINTED MATTER

NOT RESPONSIBLE FOR ACCIDENTS OR THEFT



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