

PRIVATE

BID BY PHONE - 620-356-1954

Auction



**Stutzman Realty
& Auction LLC**

Bidding Will Not End Prior To May 18, 2016

105 6th St., Elkhart, Kansas

AGE: 1953

TAXES: \$1,182.79

SQ FT: 1,014

LOT SIZE: 8,295

BEDROOMS: 2

BATHROOMS: 1

CONSTRUCTION: Vinyl

Brick/Aluminum Siding

STYLE: Bungalow

BASEMENT: Partial

UTILITY ROOM: Main Floor

MASTER BDRM: Whirlpool

Tub/Full Bath

ROOF: Pitch Composition

GARAGE TYPE: 1 Attached

CARPORT: One

WATER HEATER: Gas

COOLING: Central Electric

HEATING: Central Gas

FENCE: Wood

PATIO: Open

STORM WINDOWS: Thermo

GUTTERS: Partial

LIVING RM: 13.5'x13.5'

DINING RM: 11.7'x7.5'

KITCHEN: 14.5'x11.5'

BEDRM: 11'x11'

BEDRM: 11.5'x10.5'

Here is your chance to purchase a move-in ready home. This home has central heat and central AC. The attached one car garage has an entrance to the house and to the partial basement for storage and storm shelter. Attractive kitchen with newer oak wood cabinets. Low maintenance exterior siding and vinyl windows. Call for appointment for qualified buyers. Bidders shall have a bank letter of approval submitted before bids will be accepted. Call for bidding process details anytime.

TERMS: Selling by Private Auction through Jerry Stutzman, Broker, United Country Stutzman Realty & Auction. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no brokerage relationship. Successful bidder will sign contract and deposit 10% earnest money with Frazee Abstract & Title, Inc., Ulysses, KS, as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Settlement will occur on or before March 10, 2016. Announcements during sale take precedence over published information. Selling subject to owners confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding.

NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, noxious weeds, acreages, etc. Property sells "AS-IS" and subject to easements, covenants, and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or United Country Stutzman Realty & Auction.



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