

MULTI-PROPERTY AUCTION



Property Detail Packet

**2002 W. Sixth Ave. & 619 Woodland St.
Emporia, Kansas 66801**

Seller: Triple T Enterprises, Inc.

Auction Date: Dec. 1, 2016 ~ 10:00AM

**Auction Location: Flint Hills Room ~ Best Western
Hospitality House ~ 3021 W. Hwy. 50, Emporia, KS**

AUCTION CONDUCTED BY



**Great Plains
Auction &
Real Estate**

SUBJECT PROPERTIES





2002 W. Sixth Ave.

- 3,721 sq. ft. former Denny's Restaurant building with all trade fixtures on large 38,160 sq. ft. corner lot with plenty of parking and all in a prime location in Emporia, KS.
- Yr. Built - 1970
- Zoning - C-3 Commercial
- 2015 Taxes - \$7,494.80
- Current Lease (Month-to-Month) - \$2,500 with long-time tenant paying taxes and maintenance
- Tenant has occupied since 1997 and is looking to continue leasing property with new owner
- This property is also a prime candidate for redevelopment due to its size and outstanding location on a major thoroughfare and US highway in Emporia, KS, and more space is available as the adjoining property to the north (619 Woodland St.) sells immediately after this property.

(Aerial Photo)





2002 W 6th Ave

W

6th Ave. (US Hwy. 50)

Imagery Date: 8/11/2014 38°24'19.00

Beacon™ Lyon County, KS

Summary

Parcel ID 1920903014013000
Quick Ref ID R8000
Property Address 2002 W SIXTH
Brief SANTA FE PLACE SUB DIV, S09, T19S, R11E, ACRES 0.8, ODD LTS 1-7 & S12 LT 9
Tax Description 7 & S12 LT 9
 (Note: Not to be used on legal documents)
Taxing Unit 005
Group
Lot Size (SF) 38160
Acreage 0
Property Class Commercial & Industrial
Zoning C-3
Lot Block --- SANTA FE PLACE SUB DIV
Subdivision
S-T-R 09-19S-11E
Deed Book & Page
Neighborhood 940 - Emporia Commercial Nbhd West 6th Corridor



Owner

Primary Owner
 Triple T Enterprises Inc
 906 E 6th Ave
 Emporia, KS 66801-3204

Lot

Method	Type	AC/SF	Class
Sqft	Primary Site - 1	38,160	

Commercial Information

Structure Type Restaurant
Bldg No & Name 1 SHANGHAI CHINESE RESTURNT
Identical Units 1
No. of Units 0
Unit Type
Class C

Building Sections

Sect	Occupancy	Use	Year Built	Lvl From	Lvl To	Area	Perim	Hgt
1	Restaurant	Restaurant - 031	1970	01	01	3,721	264	12

Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Stories
Site Improvements	1	1970	10	0	8	1
Site Improvements	1	1970	10	0	8	1

Building Permits

Number	Amount	Type	Issue Date	Status	% Comp
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Class	Land Amount	Building	Total	Type	Issue Date	Status	% Comp
178	\$23,000			Commercial Re-roof	4/9/2014	C	0

Valuation

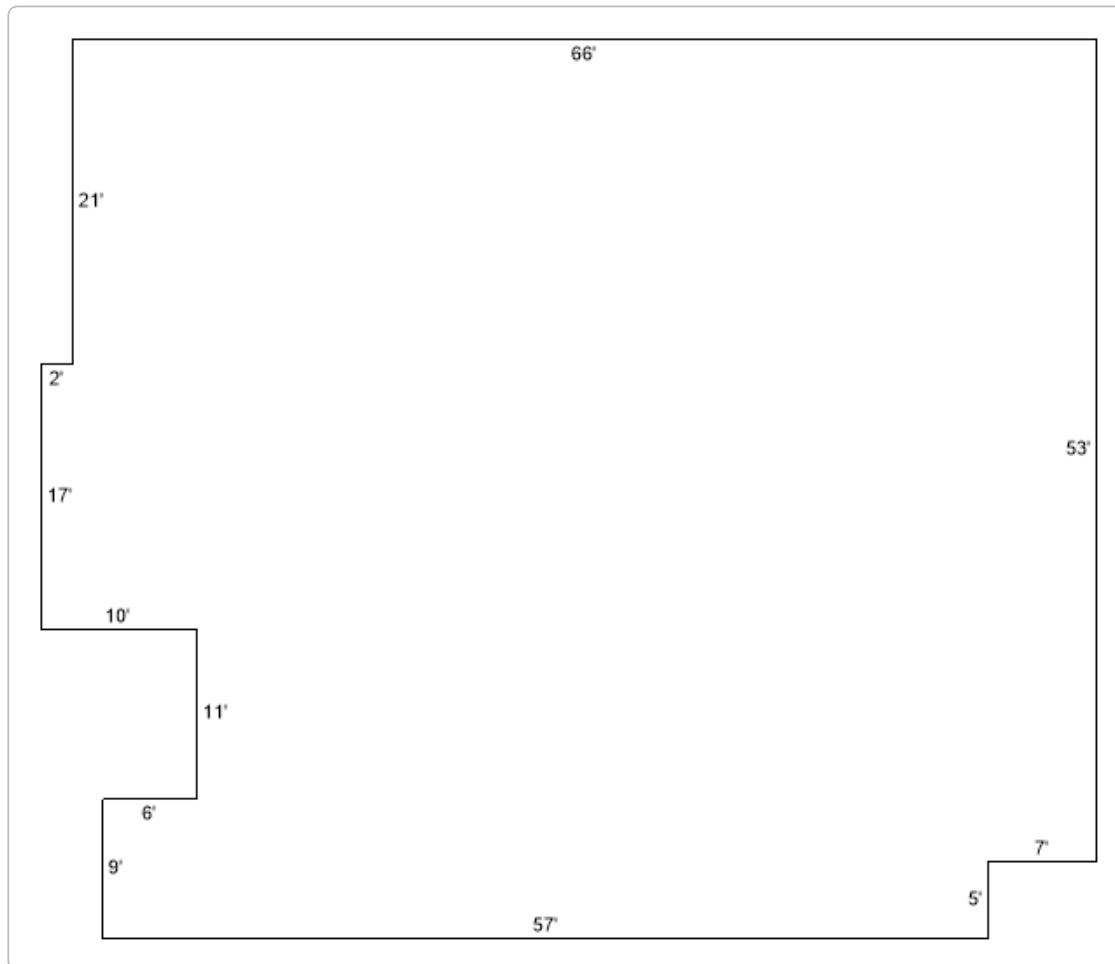
2016 Appraised Value			
Class	Land	Building	Total
C	\$100,870	\$79,640	\$180,510
Total	\$100,870	\$79,640	\$180,510

2015 Appraised Value

Photos



Sketches



No data available for the following modules: Agricultural Land, Residential Information, Other Buildings.

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Summary


Tax ID EA03072
Tax Year 2015
Name TRIPLE T ENTERPRI
Property Address 02002 W 6TH
Sec-Twp-Rng 91-91-11
Description SANTA FE PLACE SUB DIV, S09, T19S, R11E,; ACRES 0.8, ODD LTS 1-7 & S12 LT 9
Parcel ID/Cama 1920903014013000
Parcel Classes CU
Tax Unit 005

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ
2015	\$45,946	163.122	\$7,494.80	\$0.00	\$7,494.80	\$7,494.80	N
2014	\$45,946	159.005	\$7,305.64	\$0.00	\$7,305.64	\$7,305.64	N
2013	\$46,375	160.964	\$7,464.72	\$0.00	\$7,464.72	\$7,464.72	N
2012	\$42,901	167.450	\$7,183.78	\$0.00	\$7,183.78	\$7,183.78	N
2011	\$42,900	160.800	\$6,898.32	\$0.00	\$6,898.32	\$6,898.32	N

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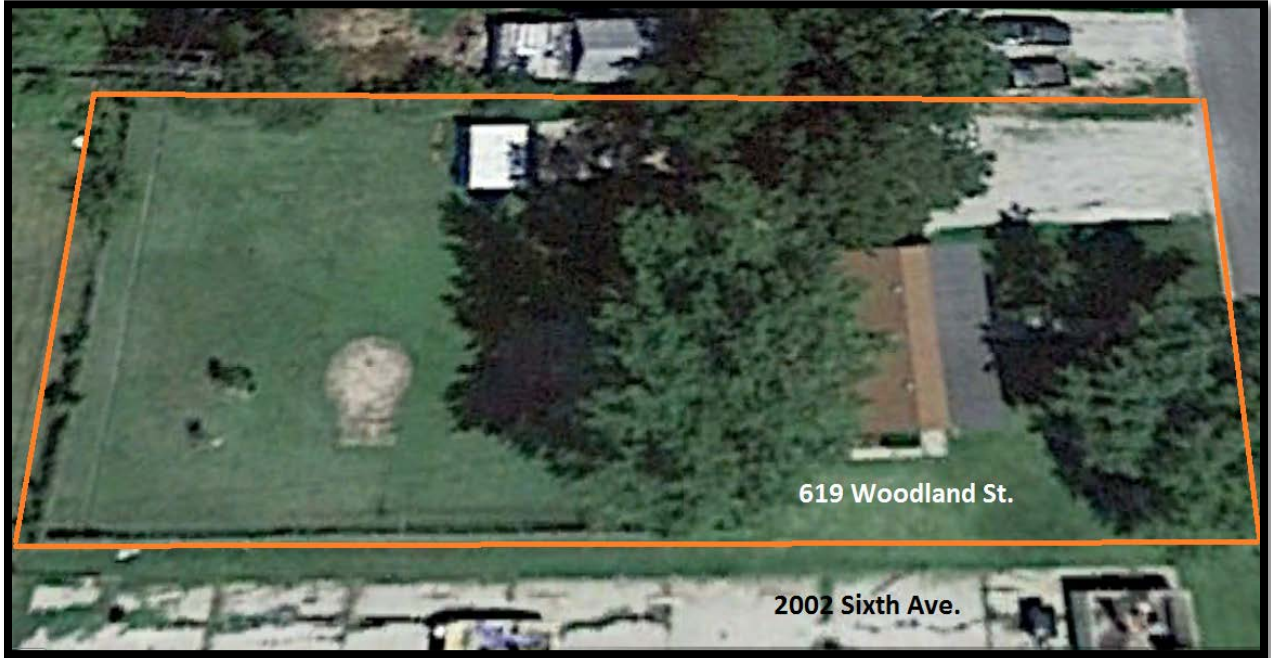
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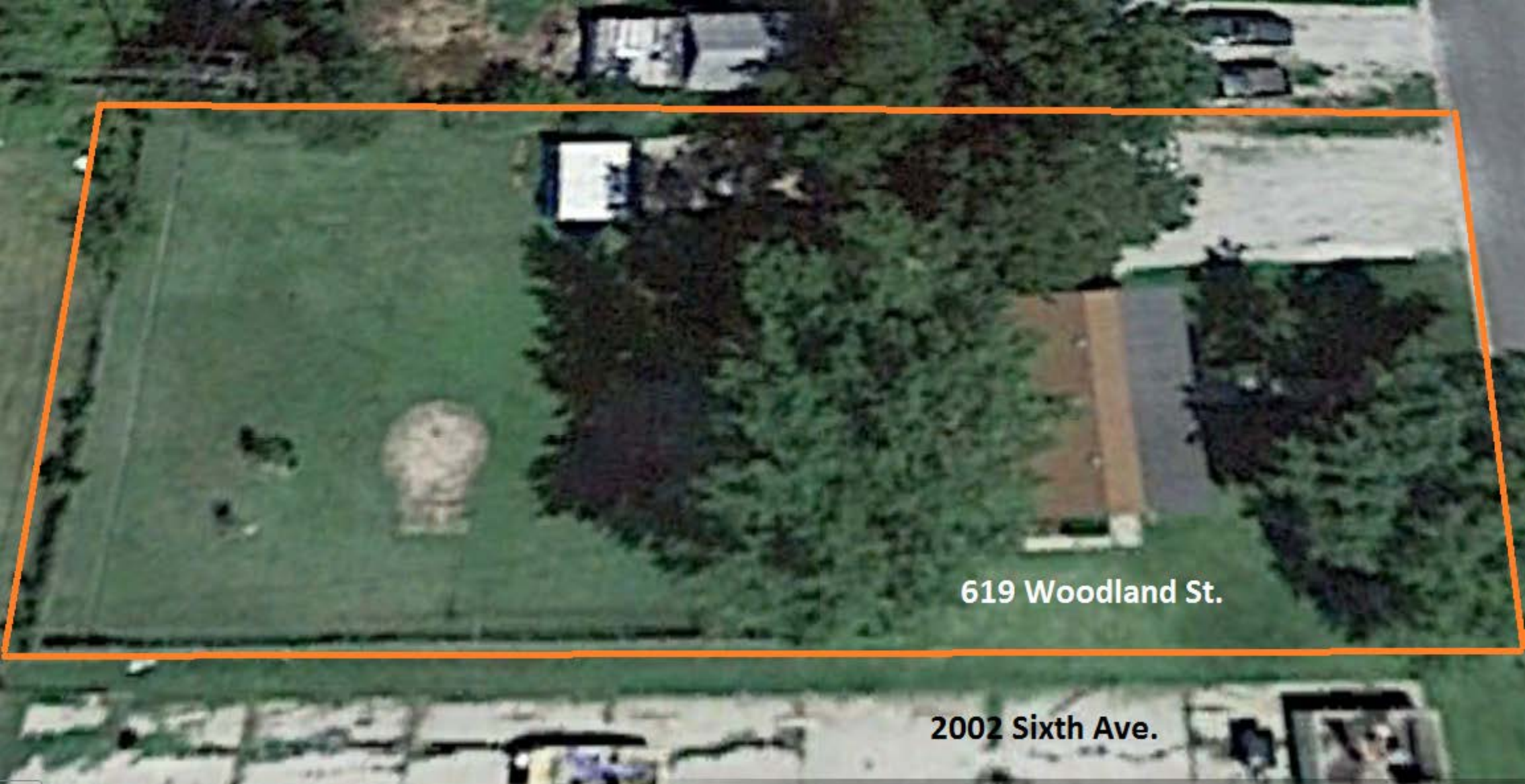


619 Woodland St.

- Nice 1 ½ story, 4 Bedroom/1 Bath Home with 1,566 sq. ft. of living space on large 1/3-acre lot with fenced back yard just off Sixth Ave. in Emporia.
- Home has been renting for \$675 per month and is currently vacant and move-in ready.
- This property is perfect for the investor looking to expand their portfolio or that first-time buyer looking for a nice home to get started.
- 2015 Taxes - \$794.40

(Aerial Photo)





619 Woodland St.

2002 Sixth Ave.

Beacon™ Lyon County, KS

Summary

Parcel ID 1920903014013010
Quick Ref ID R8001
Property Address 619 WOODLAND
Brief SANTA FE PLACE SUB DIV, S09, T19S, R11E, ACRES 0.3, LT 11 &
Tax Description N38 LT 9
 (Note: Not to be used on legal documents)
Taxing Unit Group 005
Lot Size (SF) N/A
Acreage 0
Property Class Residential
Zoning R-1
Lot Block --- SANTA FE PLACE SUB DIV
Subdivision
S-T-R 09-19S-11E
Deed Book & Page 0338 - 0099;
Neighborhood 140 - Emporia



Owner

Primary Owner
 Triple T Enterprises Inc
 906 E 6th Ave
 Emporia, KS 66801-3204

Lot

Method	Type	Eff. FF	Eff. Depth	Actual FF
Frontage and Depth	Regular Lot - 1	88	180	88

Residential Information

Res Type Single-Family Residence
Quality AV-
Physical Condition AV
Year Built 1937
Eff Year 0
MS Style 1.5 Story Finished
LBCS Struct Detached SFR unit
No. of Units 0
Total Living Area 1566
Upper Floor Living Area % 61
Main Floor Living Area 972
CDU FR-
Remodel
Arch Style Old Style
Bsmt Type Crawl - 2
Total Rooms 6
Bedrooms 4
Family Rooms 0
Full Baths 1
Half Baths 0
Foundation Concrete - 2

Dwelling Components

Code	Units	Pct	Quality	Year
Raised Slab Porch (SF) with Roof	224			

Class	Land	Building	Type	Total	Issue Date	Pct	Status	Quality	% Comp
Frame, Plywood or Hardboard					0	100			
Composition Shingle					0	100			
Raised Subfloor (% or SF)					1566				
Forced Air Furnace					0	100			
Plumbing Fixtures (#)					5				
Plumbing Rough-ins (#)					1				
Automatic Floor Cover Allowance					0				
Open Slab Porch (SF)					150			2.00	1980
Raised Slab Porch (SF)					20			3.00	1930
Storage Building, Wood (SF)					132			3.00	1985

Building Permits

Number	Amount	Type	Issue Date	Status	% Comp
01453	\$3,500		9/27/2007	C	0

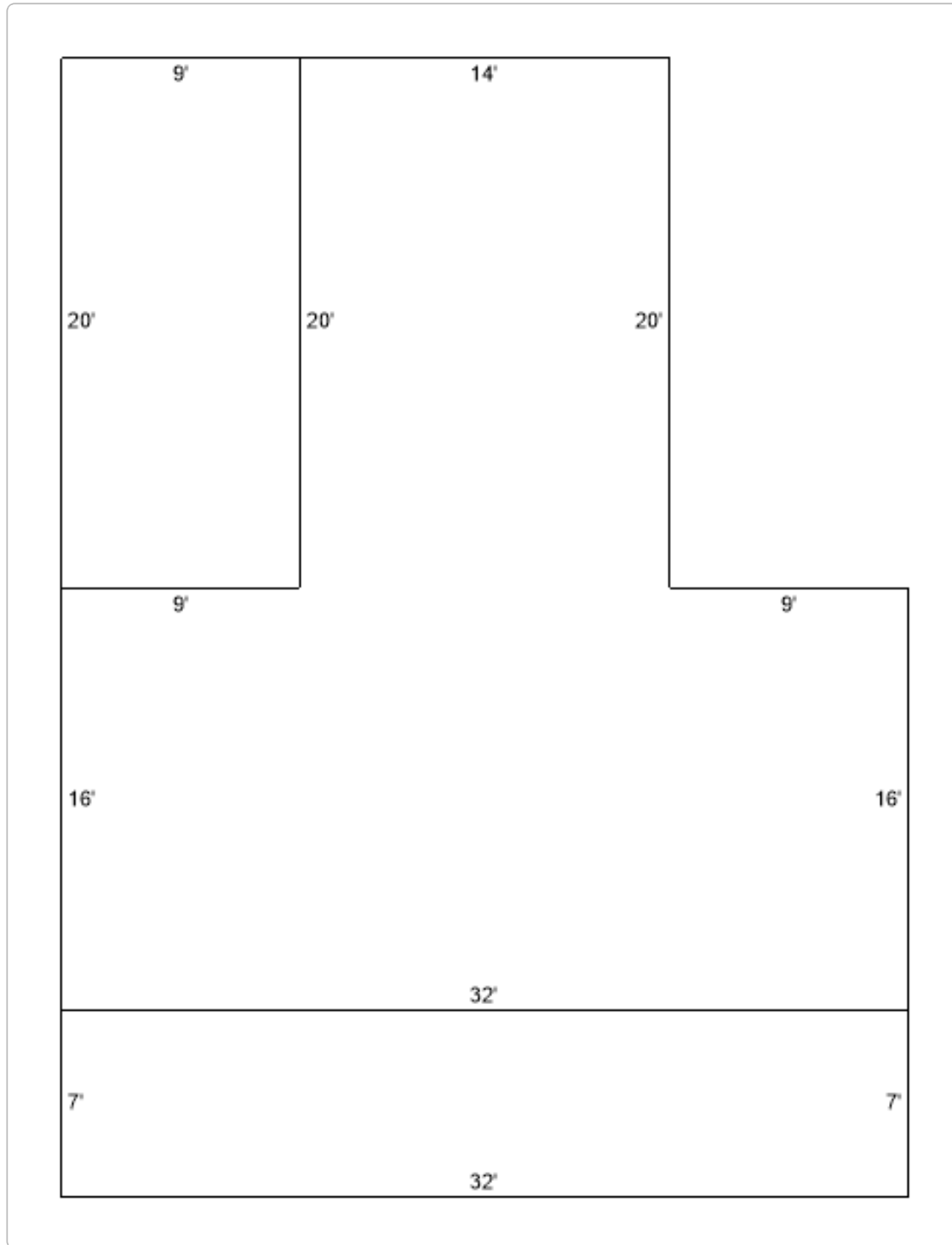
Valuation

Class	2016 Appraised Value			2015 Appraised Value
	Land	Building	Total	
R	\$5,380	\$30,820	\$36,200	
Total	\$5,380	\$30,820	\$36,200	

Photos



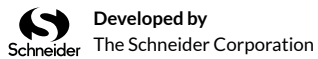
Sketches



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Summary


Tax ID EA03073
Tax Year 2015
Name TRIPLE T ENTERPRI
Property Address 00619 WOODLAND
Sec-Twp-Rng 91-91-11
Description SANTA FE PLACE SUB DIV, S09, T19S, R11E,; ACRES 0.3, LT 11 & N38 LT 9
Parcel ID/Cama 1920903014013010
Parcel Classes RU
Tax Unit 005

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ
2015	\$5,152	163.122	\$794.40	\$0.00	\$794.40	\$794.40	N
2014	\$5,106	159.005	\$765.88	\$0.00	\$765.88	\$765.88	N
2013	\$5,336	160.964	\$812.90	\$0.00	\$812.90	\$812.90	N
2012	\$6,072	167.450	\$970.76	\$0.00	\$970.76	\$970.76	N
2011	\$6,072	160.800	\$930.38	\$0.00	\$930.38	\$930.38	N

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Great Plains Auction & Real Estate

Terms and Conditions for Auction of 619 Woodland St. and 2002 W. Sixth Ave., Emporia, KS

1. In order to register and participate in this auction, all prospective bidders are required to provide full identification and show a bank letter as proof of financing, or finances if cash buyer and sign this form prior to being issued a buyer's number before the auction. Buyers are required to use the number issued to them when identifying themselves as the high bidder. No transfer shall be recognized from one buyer to another.
2. Earnest money: If bidder is successful, the non-refundable amount of **five thousand (\$5,000) dollars** for 619 Woodland St. and/or **ten thousand (\$10,000) dollars** for 2002 W. Sixth in certified funds, personal check, or cash will be tendered and made payable to **Moon Title & Escrow** and will be deposited into their escrow account. Said Escrow Company shall also handle all closing matters. Balance shall be due and payable, in certified funds, at closing on or before **February 1, 2017**. Time is of the essence in this transaction.
3. Property is offered and is accepted by buyer(s) in current "as-is" condition with any and all faults and with positively no contingencies.
4. This is an ABSOLUTE auction. The property will sell to the highest bidder regardless of the final bid price.
5. Plats shown herein and the description of any improvements are for informational purposes only, and no representations, warranties or guarantees are made concerning locations, dimensions, or tract size or nature, quality or suitability for use of the tract for any improvements. All information, concerning properties, has been gained from Lyon County courthouse records.
6. The property shall transfer by Deed that is acceptable by Title Company, subject to seller obtaining merchantable title free and clear of any and all liens. Seller and Buyer will split the cost of owner's policy of title insurance and the closing agent's closing fee, only, 50/50. No other closing costs or title insurance costs will be paid by the seller.
7. Once bidding is declared closed by auctioneer, there shall be no further bidding. In the case of a disputed bid, the Auctioneer will use his judgment as to good faith of all claims and his decision is final.
8. Should a dispute arise after the auction, auctioneer's records shall be conclusive in all respects.
9. This is a privately owned and operated auction. We reserve the right to refuse admittance to any person(s).
10. Auctioneer and/or seller reserves the right to withdraw the property prior to auction.
11. Bidder agrees to the above Terms and Conditions of the auction prior to receiving a bid number.
12. The above stated Terms and Conditions of Auction cannot be altered except in writing by all parties of the contract or by verbal changes to terms given by Broker or Auctioneer at the time of Auction. Statements made during the auction take precedence over advertising and previous statements.
13. Bidder does hereby indemnify and hold harmless Auctioneer/Real Estate salesman, broker, and Seller from any and all damages, claims or liabilities from injuries to person or property of any type whatsoever, caused during auction.
14. United Country – Great Plains Auction & Real Estate listing broker Lance Fullerton is a seller's agent in this transaction and represents the seller not the buyer.
15. All buyer brokers must be present at auction and closing with their client(s) and register no later than forty-eight (48) hours prior to scheduled start time of auction in order to receive compensation.

"I have read, understood and agree to accept the above listed Terms and Conditions of Auction/Sale. I have received, read, and understand the information provided in the Property Information Package."

Signed (Buyer(s)) _____

Date _____

Bid number _____

Please Print name here _____