

RESIDENTIAL AUCTION

Saturday - April 6th

Personal Property - 10:00A.M. / Residence - 12:00P.M.
206 North Colorado Street - Waterville, KS



OPEN HOUSE: Sunday - March 17th - 2:00-4:00 P.M.



Listing Agent's Notes -

RESIDENCE: Here is your chance to own a 1993 ranch style home on a corner lot in a nice neighborhood. It has 1,380 square feet, 2-Bedrooms, 2-Bathrooms, a full, unfinished basement and an over-sized, attached 2-Car garage. Upon entry from the covered front porch, you will find yourself located in the living room that is open to the dining room. The dining room is open to the kitchen and has access to the full, finished basement and screened in back porch. The kitchen provides plenty of cabinet space, counter-top seating, a desk and walk-in pantry. (Kitchen appliances will be included.) Off the kitchen is a large utility room and access to the garage that includes a handi-cap ramp. On the other side of the home, down a hallway is a bathroom, bedroom and master suite. Both bedrooms have a great amount of closet space. The roof is asphalt shingles that were replaced with the gutters in April of 2016. The water heater is gas and was replaced in January of 2016. The home has forced air heating and cooling, a water softener, attic fan and sprinkler system. 2018 Tax Information: \$2,621.67 Contact me with questions you have regarding this GREAT property. **Jessica Leis - 785-562-7817**

PERSONAL PROPERTY: See our website for complete list and pictures. 2002 Buick Regal LS 4DR - Mileage 43,461 (will sell following house), Emperor Grand Father Clock, Antique Hall Tree, Oak Bedroom Suite, Cedar Chest, Samsung Flat Screen TV, Lane Couch Recliner, Lane Loveseat, 2 Rockers, End Tables, Desk, Dining Room Table & 6 Chairs, 2 Bar Stools, Enamelware, Pots, Pans, Crock Pots, Food Procesor, Plates, Cups, Glasses, Coffee Pot, Cabinet Sewing Machine, Microwave, Maytag Washer & Dryer, Stackable Washer & Dryer, Picnic Table, 4 Chair Patio Set ,Craftsman Band Saw, Rockwell Drill Press, Rockwell 36" Wood Lathe, Stepladder, Electric Hedge Trimmer, Tree Saw, Hose & Reel, Plant Hangers, Spade, Rake, Concrete Planters, Pictures, Wall Hangings, Lamps, Bissell Steam Cleaner, Vacuum, Luggage and much more.

Terms & Possession on Real Estate: 10% down day of the sale, balance due at closing on or before May 8, 2019. Sellers to pay 2018 property taxes. 2019 will be prorated to the date of closing. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. **Midwest Land and Home** is acting as a Seller's Agent and represents the seller's interest. Bolton & McNish, attorney for seller, will act as escrow and closing agent. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Statements made the day of sale take precedence over all other printed materials.

Freida Niemeier Trust - Seller

Midwest Land
and Home



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Mark Uhlik - Broker/Auctioneer - 785-325-2740

www.MidwestLandandHome.com