

Real Estate Auction

Thursday, April 20, 2023 at 5:30pm

Auction Location: 2306 Rd N Emporia, KS 66801

Property Directions: From Emporia, Ks go North on N Hwy 99 for approx. 3mi. to Road 220, go east on Road 220 for 2mi. to Road N, go North on Road N for approx. 1mi. to property on the east side of Road N.

Brief Legal: S07, T18S, R12E, ACRES 23.5, BEG SE COR SW1/4 FR WLY2299 NLY346.89 ELY1455 NLY411.4 ELY830.5 SLY657.26 TO POB

Property Description: Property features a ranch style home built in 1987 on 23.5 acres. The home is a 3 bed/2 bath, 1,728 sq. ft, slab, propane & wood heat, central AC, 3-car detached 1,664sq/ft. garage/shop w/wood stove, a 900sq/ft. pole barn, and a smaller storage shed. Property also includes lots of mature trees, and abundant deer & wildlife, quite gravel road but not far from blacktop, large pond, and lagoon. Country Living at its best!

Open House: Thursday, April 6, 2023 from 5-7pm

Property Viewing: Anytime by contacting auctioneers

2022 Taxes: \$2,400.54

Real Estate Terms: Earnest money payable the day of auction will be \$25,000 payable to Moon Title & Escrow, with the balance due on or before June 1, 2023. Property will be sold in as is condition with the buyers' inspections, at buyers' expense, to be completed prior to auction date. The sale of this property will not be contingent upon financing. Buyers must have financing arrangements prior to auction date. Title insurance and title company fees will be split 50/50 between the seller and buyer. The 2023 taxes will be prorated, any previous year due taxes will be paid by the seller. This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record. Mineral rights transfer to buyer. The buyer will receive full possession of the property at the time of closing. Coldwell Banker/Emporia Real Estate and Tri County Real Estate are agents for seller in this transaction and do not represent the Buyer. The Sellers and Selling Agents are not responsible in case of accident. All information has been gathered from Lyon County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements.

Check our website jdauctionservices.com or Kansasauctions.net for updated information and pictures. Like us on Facebook for updates as well J&D Auction Service, LLC.

Seller: Lowell D. Chambers Trust

J&D Auction Service, LLC.

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