

## **Real Estate Auction**

**Thursday, October 17, 2024 at 6pm**

**Auction Location: 809 Cottonwood St. Emporia, KS 66801**

**Brief Legal:** EMPORIA (O.T.), S10, T19S, R11E, ACRES 0.1, LT 119 COTTONWOOD ST (50.0 X 130.0)

**Property Description:** A bungalow home built in 1900. The home is a 2 bed/1 bath, 805 sq. ft, partial basement, storage shed, on a large lot. Great opportunity for a rental investment or flipper.

**Property Viewing:** Anytime by contacting auctioneers

**2023 Taxes:** \$640.84

**Real Estate Terms:** Earnest money payable the day of auction will be \$5,000 payable to Moon Title & Escrow, with the balance due on or before November 19, 2024. 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 2024 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. 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](http://jdauctionservices.com) or [Kansasauctions.net](http://Kansasauctions.net) for updated information and pictures. Like us on Facebook for updates as well J&D Auction Service, LLC.

**Seller: Charles & Nancy Garcia**

**J&D Auction Service, LLC.**

**Jase Hubert (620)-481-7303 Dwayne Coble (620)-794-2061**