

Absolute Real Estate Live Auction

Thursday, November 19, 2026 at 5:30pm

Auction Location: 210 Sylvan Street Emporia, Ks 66801

Real Estate Property consists of a 4 bed/2 bath 1,305sq./ft 2-story home on a crawl space built in 1930 with a one car attached garage/port. This property is selling to the highest bidder with no reserve!

2025 Real Estate Taxes: \$501.46

Brief Legal: EMPORIA (O.T.), S15, T19S, R11E, ACRES 0.2, LT 34 SYLVAN ST (50.0 X 170.0)

Property Viewing: Anytime by contacting Auctioneers

Real Estate Terms: Earnest money payable the day of auction will be \$1,000 payable to Moon Title & Escrow, with the balance due on or before December 18, 2026. 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 2026 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.

For more information and pictures go to [Kansasauctions.net](https://www.kansasauctions.net) or J&D Auction & Sales, LLC Facebook page.

Seller: Patricia Barrett

J&D Auction & Sales, LLC

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