

Real Estate Auction

Saturday, August 18th at 10:00 a.m. CST

**Location: At the home site: 2451 CO Road 2,
located 7 ½ miles North of Brewster Kansas**

Wilma Burk Family, Sellers

OPEN HOUSE:

**Sunday,
August 12th
from 1 - 3 p.m. CST.**



LEGAL: A tract of land 300' X 500' in the NE ¼ 5-7-36, Thomas County KS.

Property consists of a nice 1584 sq. ft. home built in 1974 with 3 bedrooms, 2 baths on main floor, full basement with 2 bedrooms, 1 bath, large family room. Central air and heat with new AC in 2004, detached 25 x 30 garage, 35' x 56' quonset, lots of trees, located on oil road. Everything is in excellent condition.



TERMS: 10% down as earnest money day of auction, balance due at closing. Closing shall be on or before Sept. 18th, 2007. Copies of sales contracts are available upon request by contacting Homestead Realty & Auction. Seller shall furnish a title insurance policy in the amount of the purchase price. 2006 and prior year taxes shall be paid by the sellers. 2007 taxes shall be prorated to date of closing based on the 2006 taxes of \$1,305.10. Home is being sold in its "AS-IS" condition. Any inspections required by bidders must be completed prior to auction date.

NOTE: SALE OF PROPERTY SHALL NOT BE SUBJECT TO BUYER FINANCING.

All arrangements for funds should be made by the purchaser prior to auction. Homestead Realty and its sales staff are agents of the sellers only and shall not represent the buyer.

Announcements sale day shall take precedence over printed material.

For more details and a REAL VIRTUAL TOUR of this property, go to our web site:

WWW.GOODLANDHOMESTEAD.COM
or e-mail terry@goodlandhomestead.com.



**For more information, contact:
Terry Richardson, broker/auctioneer
or listing agent, Donna Moore.
785-899-2328 or 800-974-2426**

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