



REAL ESTATE AUCTION



**TUESDAY EVENING—SEPT. 14, 2010
BEGINNING @ 7:00 PM
2 HOMES IN BURLINGAME, KANSAS**



TRACT I: 717 S. ASH, BURLINGAME, KS: 3 Bedroom, 1 Bath 1 1/2 Story home with large living room, dining room, big mud/laundry room & partial basement. Newer Rudd Central Air & Heat. Mostly vinyl sided. Lot size 140 x 200. Taxes \$1063.58.



TRACT II: 912 S. OAK, BURLINGAME, KS: 2 Bedroom, 1 Bath bungalow has newer roof, wall furnace & mature shade trees. Extra large 158 x 332 ft lot. Taxes \$694.56

**BOTH TRACTS WILL BE OPEN FOR PRE-AUCTION INSPECTION:
MON., AUG. 30th 5:00-7:00 PM
TUES., SEPT. 7th 5:30—7:00 PM**



AUCTION LOCATION: MASONIC LODGE—106 FREMONT ST., BURLINGAME, KS.

****TERMS & CONDITIONS****

\$2,500 of purchase price as earnest money and signature of binding contract on each tract, day of Auction. Balance due at closing on or before September 30, 2010. Purchasers to pay cost of Seller's title insurance and closing agent's fees. Sellers to pay 2009 taxes and a prorated share of 2010 (based on 2009 taxes) at closing. Sells subject to easements, right of ways, restrictions of record and zoning regulations. **BIDDERS ARE ENCOURAGED TO HAVE ANY PROFESSIONAL INSPECTIONS (INCLUDING LEAD BASED PAINT) THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, INSPECTIONS OR SURVEYS BY SELLER, BROKER OR AUCTIONEER.** Properties are not selling subject to loan approval. Prior financing should be made by Purchasers. Real Estate Licensees will be acting and Designated Seller's Agents. Statements and forms of written contract day of auction take precedence over anything advertised. Sells subject to Seller confirmation of final bid price.

FIRST STATE BANK of BURLINGAME, SELLER



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