

★ ★ ABSOLUTE ★ ★ REAL ESTATE AUCTION



MONDAY, DEC. 7th @ 7:00 PM
BURLINGAME, KANSAS



Auction will be held at the MASONIC LODGE, 106 FREMONT ST, BURLINGAME, KS.
(Across the street Southeast from the First State Bank.)

TRACT I: 109 W. Santa Fe Ave., Burlingame, KS. The former Burlingame Meat Market Building. Lot size is 25 x 155 ft. Building inside dimensions are approximately 22 x 146 ft. It is divided into about twelve various size rooms, including freezer areas. (Please Note: Most locker plant equipment has been removed, including refrigeration equipment) There is also a basement area.

LEGAL: East 1/2 of Lot 20, Block 34. Original City of Burlingame, KS.

FIRST STATE BANK, BURLINGAME, KANSAS — SELLER

TRACT II: 127 W. Santa Fe Ave., Burlingame, KS. Building has been used for retail and beauty shop. The building has 540 sq ft +/- divided into four rooms plus bath. Has two front doors with two picture windows and a brick front. Would make a great office or small retail store. Lot size is 25 x 155 ft.

LEGAL: East 1/2 of Lot 16, Block 34, Original City of Burlingame, KS.

KAW VALLEY BANK, TOPEKA, KS.— SELLER

OPEN FOR INSPECTION:

MONDAY, NOV. 23rd
5:30 pm to 7:00 pm

BUYERS NOTE: Properties are selling at ABSOLUTE AUCTION with NO minimum opening bid. WILL SELL TO THE HIGHEST BIDDER IN STRICTLY "AS IS" CONDITION.

TERMS & CONDITIONS

\$1,500 of purchase price as earnest money and signature of binding contract on each tract, day of Auction. Balance due at closing on or before Dec. 22, 2009. Purchasers to pay cost of Seller's title insurance and closing agent's fees. Sellers to pay 2009 taxes and all prior years in full. Sells subject to easements, right of ways, restrictions of record and zoning regulations. **POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE PROFESSIONAL INSPECTIONS THEY DESIRE AT THEIR EXPENSE, PERFORMED BEFORE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, INSPECTIONS OR SURVEY 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 as Designated Seller's Agents. Statements and forms of written contract day of auction take precedence over anything advertised.



*FIRST STATE BANK, BURLINGAME, KS &
KAW VALLEY BANK, TOPEKA, KS. - SELLERS*

CENTURY 21 MILLER & MIDYETT
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