

# ABSOLUTE REAL ESTATE AUCTION

Friday, March 9, 2018 • 5:00 p.m.

Location: 515 E. Division Street, Downs, Kansas.



**INFORMATION:** Victorian 2 story home, 3 bedrooms, 1.5 baths, open staircase, attached single car garage, 20' x 16' outbuilding, floor heat, window AC. The home has an enclosed porch, many new double pane windows all wrapped, Vinyl siding. Roof needs some work with leaks in the kitchen and small attachment. Partial basement, built in 1890's, Total sq. ft. is 1,680. The lot size is 80' wide and 142.5' depth.

**LEGAL:** Lots 8-9 in Block 10 in the Blunts Addition to the City of Downs, Kansas, Osborne County, Kansas.

**TERMS:** Buyer and Seller to enter into a written purchase agreement with a 100% purchase price deposit

due the day of the auction. Seller to provide Co-Executor's Deed by merchantable title evidence by title insurance. Cost of title insurance and escrow closing fee to be paid one-half buyer, one-half seller. Any and all announcements day of auction will supersede anything written or implied. Oliver Realty and Auction (Lee Oliver, Broker) is the agent for the Seller and is working for the seller only.

**POSSESSION:** The Buyer shall be granted possession upon Closing.

**TAXES:** 2017 Real Estate Taxes in the amount of \$1,402.34 and prior years shall be paid by the Seller. 2018 taxes will be prorated to the date of closing.

**CLOSING:** Closing is set for on or before April 15, 2018 unless additional time is needed to meet title requirements.

**AUCTION FIRM NOTE:** All statements or presentation made herein are believed to be correct, however, the auction firm makes no warranties either expressed or implied. All inspections shall be made entirely by the Buyer, prior to the auction, at the Buyer's Expense. All information was obtained from the Osborne County Court House. Announcements made day of sale take precedence over written material.

**SELLER:**  
**NANCY BORTZ ESTATE**

For a complete sale bill, go to [Oliverauction.com](http://Oliverauction.com)  
or Contact Oliver Realty & Auction,  
Lee Oliver, Broker & Auctioneer  
at 785-282-6733 or 785-282-0607.



**Lee Oliver,  
Broker  
& Auctioneer**

785-282-6733  
or 785-282-0607

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