

# ABSOLUTE REAL ESTATE AUCTION

**Monday, April 30, 2018 • 5:30 p.m.**

**Location: 616 South Monroe St., Smith Center, KS.**

**INFORMATION:** 3 bedroom, Ranch home, full basement, 1 full bath on the main floor, large kitchen, nice size living room, kitchen and living room have laminated floors, bedrooms are carpeted, basement has a large recreation room with laminated floor, 1 bath, storage room, shelving for can goods, 2 car detached garage, all on 1/2 block.



**LEGAL:** All lots Eleven through Twenty (11-20) in Block Nine (9), in the Burrow's Addition to the City of Smith Center, Smith County, Kansas.

**TERMS:** Buyer and Seller to enter into a written purchase agreement with a 10% purchase price deposit due the day of the auction. Seller to provide Warranty 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. SELLER GUARANTEES CLEAR TITLE. 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.

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

**TAXES:** 2017 Real Estate Taxes \$1,601.46 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 May 17, 2018 unless additional time is needed to meet title requirements.

**AGENCY DISCLOSURE:** Seller and Buyer acknowledge that the real estate licensees involved in this transaction is functioning as an agent for the Seller has a duty to represent Seller's interest and will not be an agent of Buyer. INFORMATION GIVEN BY BUYER TO AN AGENT FOR SELLER WILL BE DISCLOSED TO SELLER. Each Buyer and Seller represent they received a copy of the Real Estate Brokerage Relationship Brochure.

**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 Smith County Court House. Announcements made day of sale take precedence over written material.

**Sellers:  
Paul & Jane  
Frieling**

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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