

MANKATO COMMERCIAL REAL ESTATE

AUCTION

Friday, March 1, 2019 • 5:00 p.m.

Auction Location: 110 N. Commercial, Mankato, KS.



INFORMATION: Large Brick Commercial Building, 2 stories, with a small basement. 2 office doors to the front, garage door in the rear of the building. There is no electricity or water turned on and encourage you to bring a good flashlight. Most all the wood trim and tin ceiling has been removed on the upper floor. There is some left on the main floor. The roof needs repaired as it was leaking at the time we viewed it. If you are looking for storage space we encourage you to look at this property, 13,956.00 total square footage.

LEGAL: Lots 20 & 21 and North 50' feet of Lots 14-15 & 16 in Block 38 in the Original Town of Mankato, Jewell County, Kansas.

TERMS: Buyer and Seller to enter into a written purchase agreement with full purchase price due the day of the auction. Seller will provide a Quit Claim Deed. Seller and Buyer will split all closing costs. Colliers Abstracts & Title Inc. Smith Center, Kansas, will be the escrow agent and the closing agent in this transaction. Any and all announcements day of auction will take precedence over any written material. Oliver Realty and Auction LLC. (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: \$751.36. Seller will pay all the 2018 real estate taxes. 2019 taxes will be the responsibility of the buyer.

CLOSING: Closing is set for on or before March 20, 2019.

ESCROW AGENT: Colliers Abstracts & Title Inc. Smith Center, Kansas.

AGENCY DISCLOSURE: Seller and Buyer acknowledge that the real estate licensees involved in this transaction is functioning as an agent for the Seller. The Auction firm 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 Jewell County Court House. Announcements made day of sale take precedence over written material.

Seller:
End Poverty Now Inc.

For a complete sale bill, go to Oliverauction.com
or Contact Oliver Realty & Auction LLC, Lee Oliver,
Broker & Auctioneer at 785-282-6733 or 785-282-0607.

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