## SMITH COUNTY FAMILY PRACTICE BUILDING

## AUCTION

Property located at 119 East Parliament St. Smith Center.



**SELLER: Smith County Commissioners • DATE: Wednesday, January 15, 2020** TIME: 11am • LOCATION: Smith County Courthouse, Smith Center, Kansas.

AUCTIONEERS NOTE: Opening Bid will be \$30,000.00 • An open house will be held Friday, January 10th, from 2 to 3pm. Located at 119 East Parliament Street, Smith Center, KS

**Terms:** Buyer and Seller to enter into a written purchase agreement with a \$2000 down payment 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. Property is being sold in AS IS no warranties expressed or implied. 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. Sellers have the right to except or reject all offers.

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

**Taxes:** All 2020 taxes and thereafter will be the responsibility of the Buyer

**Closing**: Closing will be for on or before March 18, 2020 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 Seller agent 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 Buyers Expense. All information was obtained from the Smith County Court House. Announcements made day of sale take precedence over written material.



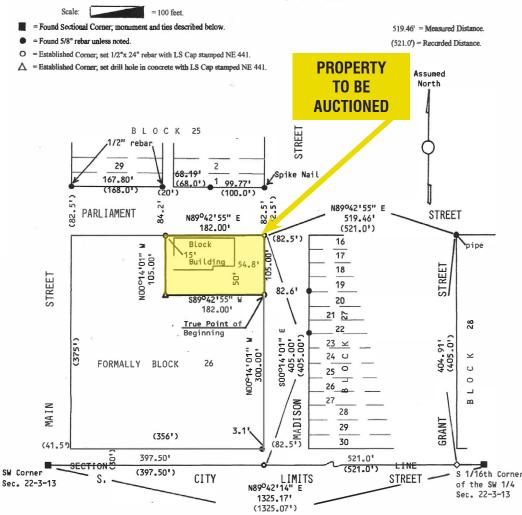
Lee Oliver, Broker & Auctioneer

785-282-6733 or 785-282-0607

www.oliverauction.com

P.O. Box 291, 120 E. Court, Smith Center, KS 66967 Why sell Half-of-er when Lee can sell "OLIVER"!

A SURVEY OF A TRACT OF LAND LOCATED IN THE FIRST RE-PLOT OF C.K & N. ADDITION TO SMITH CENTER, SMITH COUNTY, KANSAS.



S 1/16th Corner of the SW 1/4 of Sec. 22-3-13; found survey spike in asphalt, used in place.

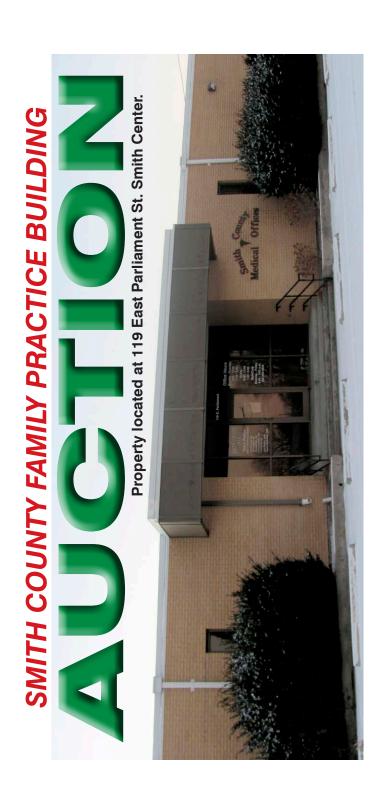
Fd Teis: NE 86.45' to nail and plastic washer in power pole. SE 64.75' to nail and plastic washer in power pole. SW 56.20' to nail and plastic washer in power pole. NW 58.60' to nail and plastic washer in power pole. SW Corner Sec. 22-3-13; found nail in asphalt, used in place Fd Ties: NE 44.3' to nail and washer power pole. SE 58.75' to nail and washer power pole. SW 44 7' to nail and washer power pole.

**LEGAL DESCRIPTION:** A tract of land located in the First Re-plot of C.K. & N. Addition to Smith Center, Smith County, Kansas. more particularly described as follows and assuming the South line of the SW1/4 of the SW 1/4 of Section 22-T3S-R13 West of the 6th P.M., bears N 8°42'14" E. Commencing at the SW Corner of said Section 22; thence N 89°42'14" E 397.50 feet on the Section line to a point; thence N 00°14'01" W 300.00 feet on the West line R.O.W. line of Madison Street to the True Point of Beginning; thence S 89°42'55" W 182.00 feet to a point; thence N 00°14'01" W 105.00 feet to a point on the South R.O.W. line of Parliament Street; thence N : 89°42'55" E 182.00 feet on the South R.O.W. line of Parliament Street to a point on the West line R.O.W. line of Madison Street; thence S 00°14'01" E 105.00 feet on the West line R.O.W. line of Madison Street to the True Point of Beginning. Said tract containing 19,109.7 Sqft. Subject to any R.O.W. and easements of record.

The Aforementioned Description is inside of a tract of land recorded in Instrument filed for record on the 18th day of July, 1946 at 10 o'clock a.m. at the Smith County Register of Deeds Office. Also being originally platted as Block Twenty Six (26) of C.K. & N. Addition to the City of Smith Center, Smith County, Kansas.



SURVEYOR'S CERTIFICATION: I, Wayne M. Dietz, hereby state that under my supervision there were no search of any easements of record on said tract of land, and the tract described and shown has been surveyed; all monuments, dimensions, and Street R.O.W. shown are true and correct to the best of my knowledge. I hereby certify that I have reviewed this plat and the plat meets all requirements of KSA 58-2001 through 58-2005 and 58-2011.



## PLEASE POST

