

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.

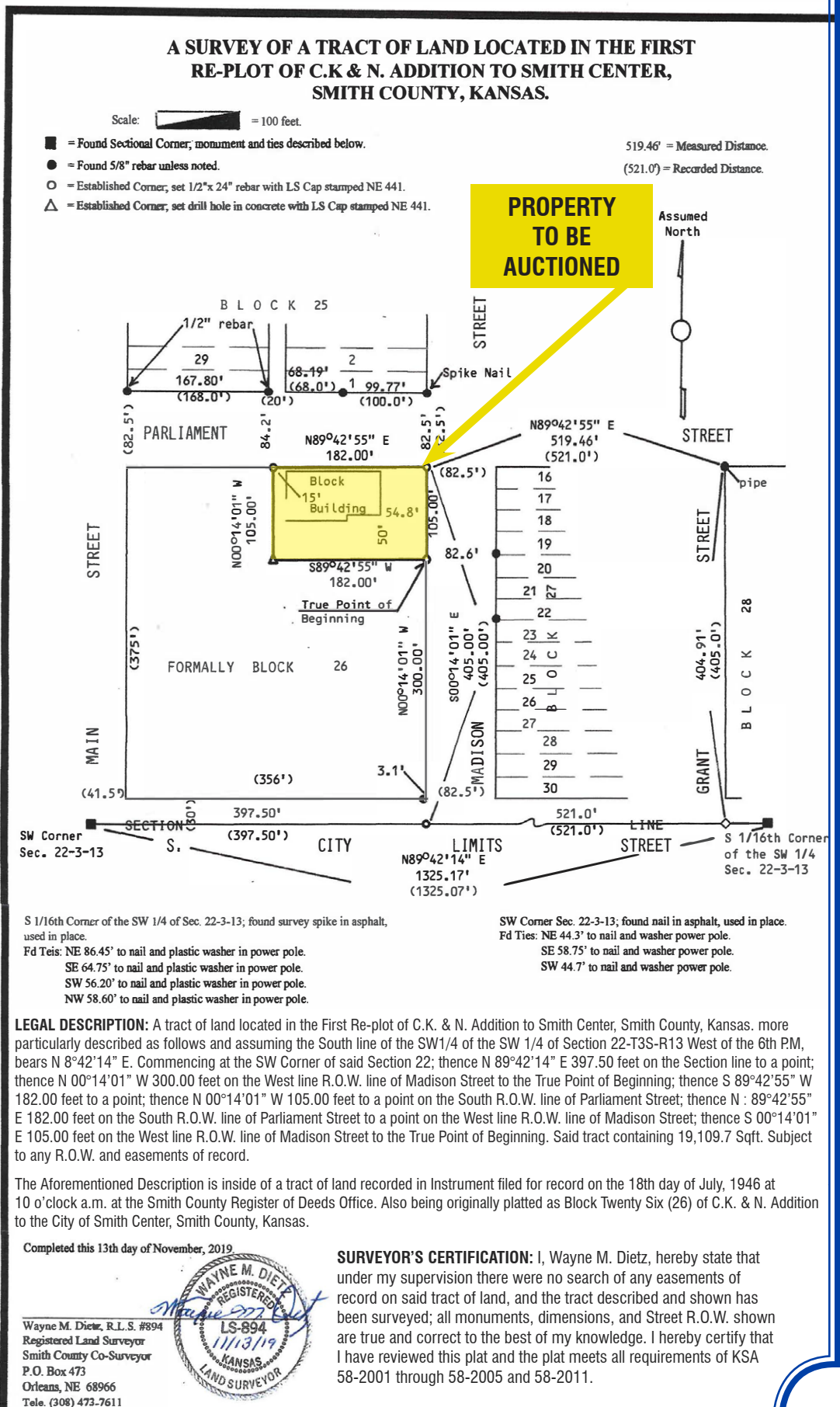
Possession: The Buyer shall be granted possession upon Closing.

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"!

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