

# HOUSE AUCTION

**Sale Date: Mon. December 3rd, 2018; Start Time: 1:30 PM**

**Sale Site: 116 W. Cleveland, Pratt KS.**

**Open House: Wed. November 21st, 4:30-6:00PM**

**Real Estate:** 116 W Cleveland, Pratt KS.

**Legal:** SIMPSON'S ADDN.TR BEG E SW/C Block 05, N 100', E 41', S 100', W 41' to POB, City of Pratt, Pratt County KS.

**Description:** Bungalow style home built in 1920 with 936 sq. ft. of living area on the main floor. Main floor has living room, 2 bedrooms, full bath and kitchen. Basement has 468 sq. ft. of area and does have a bath. There is a small detached garage. Home has central heat and air and a nice front porch.

**Terms:** This is an "AS IS" sale. Not contingent on financing or inspections.

**Earnest Money:** \$1,000.00 down Day of Sale: **Taxes:** Prorated to Day of Closing.

2017 taxes were \$1282.96. **Title Insurance & Escrow Agent Closing Fee:** 50%

Buyer, 50% Seller; First American Title Pratt will be Title company and closing agent;

**Possession:** On Closing;

Announcements made Day of Sale take precedence over any internet, faxed, digital or printed materials.

## John Hamm/Auctioneer



107 NE SR 61  
Pratt, KS 67124

620-672-6996  
Fax: 620-672-6999

[www.hammauction.com](http://www.hammauction.com)

