

REAL ESTATE AUCTION

Date: April 8th, 2020

Start Time: 1:30 PM

Sale Site: 120 High Street

Open House: Monday, March 23rd, 2020 from 4:30-6pm

Sellers: Orlie D. Schwerdtfeger Revocable Living Trust dated Feb. 18th, 2011

Donna L. Schwerdtfeger Revocable Living Trust dated Feb. 18th, 2011

Real Estate: 120 High Street, Alva Oklahoma.

Legal: Block 4, Lots 4, 5 & 6, KNABE ADDN.

Located Theron: Brick Home with 2,392 sq. ft. of living area. It is a 3 bedroom, 3 bath home with a partial basement (recently remodeled), 2 living areas, glassed in Sun Room with plenty of closets & storage. The home has a metal lifetime roof (Decra Stone coated metal shake shingles, Hail class 4, fire rating A, 120 mph wind rating as well). Backyard has a white vinyl fence around it. Backup power is provided by a Generac generator. Property has a 2 car attached garage as well. Property also has 2 shop buildings the first one is a 16' x 24' woodworking building that is heated with an air purifier and dust collector system & an overhead door. Second building is an 18 x 24' shop that is heated, has a bathroom & an overhead door.

Other features include: corner lot, sump pump, 90" American Standard Heat & Air, dishwasher, Jenn Aire top, new cook top, Whirlpool refrigerator, Frigidaire built in oven (new) a handicap walk in tub/shower & a sprinkler system for the yard.

Minimum Bid is \$185,000.00

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

Earnest Money: \$10,000.00 down Day of Sale, Balance on Closing in Certified

Funds: **Taxes:** Prorated to Day of Closing. **Title Insurance & Escrow Agent**

Closing Fee: 50% Buyer, 50% Seller; Woods County Title, Escrow Agent & Closing Agent; **Possession:** On Closing; **Closing:** May 8th, 2020.

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

John Hamm/Auctioneer



Hamm Auction and RE LLC.

107 NE State Road 61

Pratt, KS. 67124

