

HOUSE AUCTION

Sale Date: Wed. January 23th, 2019 Start Time: 1:30 PM

Seller: Richard Y. Scott Revocable Trust

Open House: Jan. 16th from 4:30 to 6:00 PM

Sale Site: 203 North Main St. Pratt KS.

Real Estate: 203 North Main, Pratt KS:

Legal: SIMPSON ADDN. BLOCK 12, LOTS 10 THRU 12, City of Pratt, Pratt County KS.

Description: House built in 1907 has 4 bedrooms and 2 baths, has 2000 plus sq. ft. of living area, nice wood work, new air conditioning, new heating boiler a few years back. Property has an underground sprinkler system, maintenance free siding, windows and doors. Plus there is a 28' x 24 garage.

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

Earnest Money: \$2,500.00 down Day of Sale: **Taxes:** Prorated to Day of Closing. 2018 taxes, \$3110.46. **Title Insurance & Escrow Agent Closing Fee:** 50% Buyer, 50% Seller; First American Title Pratt will be Title company and closing agent;

Possession: On Closing; **Closing:** On or Before Feb. 25th, 2019.

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

John Hamm/Auctioneer



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