

AUCTION

Date: Feb. 27th, 2019

Start Time: 1:30 PM

Seller: Jo Ann Dolan Estate

Sale Site: 232 Cambridge Dr. Pratt KS.

Open House: Feb. 13th. 4:30 to 6:00 pm

Real Estate: 232 Cambridge Dr. Pratt KS.

Legal: EAST ACRES, BLOCK 05, LOT 17, City of Pratt, Pratt County KS.

Description: Ranch Style home built in 1950, has 3 bedrooms, 2 baths plus a family room. Brand new steel back door. Home has 1592 sq. ft. of living area. Lot is 65' x 120' with a fenced backyard plus a 1 car garage.

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

Earnest Money: \$1,500.00 down Day of Sale: **Taxes:** 2019 Prorated to Day of Closing. Any Previous years are the responsibility of the Seller.

Title Insurance & Escrow Agent Closing Fee: 50% Buyer, 50% Seller;

First American Title Pratt will be Title company and closing agent; **Closing:** On or Before March 27th, 2019; **Possession:** On Closing; **Minimum Bid is \$55,000.00**

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

John Hamm/Auctioneer



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