

PUBLIC AUCTION

Saturday, December 16, 2023 - 1:30 P.M.

Sale Location: 210 W. Washington, Yates Center, KS

House located at 210 W. Washington St., Yates Center, KS. 66783

Legal description: Yates Center, KS., Subdivision: Yates Center Original, Block 46, Lot 6 & W 17' of Lot 5, S11, T25, R15, Lot size – 67' X 140'. The property contains a 1,628 sq. ft. two story home, with approx. 814 sq. ft. on each level. The home contains a back porch, kitchen, dining & living room, 5 bedrooms and 1 & ½ baths. A large porch encompasses the entire front and part of the east side. The home is in need of some repairs. 2023 property taxes were \$827.42.



Property Will Be Open For Viewing Saturday, December 9th From 1 – 3. Additional questions regarding the property or the sale may be made to Allen County Realty, by calling (John Brocker, 620-365-3178 or Auctioneer, Gerald Gray, 785-630-1017).

Property will be sold in as in condition with the buyers' inspections, at buyers' expense, to be completed prior to auction date. The sale of this property will not be contingent upon financing. Buyers must have financing arrangements prior to auction date. 25% of sale amount will be required for deposit at time of sale from successful bidder. Title insurance and title company fees will be split 50/50 between the seller and buyer. The 2023 taxes will be prorated to date of closing. This sale is subject to all easements, restrictions, covenants, leases and zoning regulations of record. The auctioneer and Allen County Realty are agents for seller in this transaction and do not represent the Buyer. The Sellers and Selling Agents are not responsible in case of accident. All information has been gathered from Woodson County sources and is considered accurate but not guaranteed. All statements made day of sale take precedence over advertisements. The sale will be subject to Seller's approval.

Go to: allencountyauktion.com for additional pictures

Seller: Emprise Bank

Auctioneer Notes: The sale is being conducted by Allen County Realty & Auction Service, John Brocker, Broker; Gerald Gray, Auctioneer/ Salesperson.

Terms: Cash or good check with photo ID. Not responsible for accidents or theft. Announcements made day of sale take precedence over printed material.

Allen County Auction Service, Allen County Realty, Inc. 620-365-3178

John Brocker, Broker, Auctioneer/ Salesperson: Gerald Gray