

5-BEDROOM HOME **AUCTION** TUESDAY, JULY 23, 2019

PLAN TO
ATTEND OPEN
HOUSE ON
MON., JULY 8
FROM NOON TO
1 P.M.

COMMENCING @ 12:00 NOON

SELLER: CORRINE BRACK

LOCATION: 210 N. GRANT ST., GARFIELD, KS 67529



REAL ESTATE

Property Description: 210 N. Grant St., Garfield, Pawnee County, KS -- 1½ Story, 5-Bedroom, 1-Bath Home. Approx. 1250 Sq. Ft. of Living Space on Main Floor. Carpet Throughout with Hardwood Flooring Under Carpet. Full Unfinished Basement. 2-Car Detached Garage. Private Water Well with City Sewer. Second Well in Backyard. Window Air Conditioning and Boiler Heat.(Boiler is Not Very Efficient.) Large 80' x 195' Lot.

TERMS AND CONDITIONS

TERMS: \$500 Down on Day of Sale. Balance Due In 30-Days Or Sooner With Title Approval. Title Insurance Will Be Used, Cost Will Be Shared Equally, 50/50, Between Buyer and Seller.

POSSESSION: At Closing.

TAXES: 2018 Taxes and All Prior Years to Be Paid By the Seller. 2019 Taxes Shall Be Prorated to Date of Closing. 2018 Taxes Were \$934.96.

VIEWING: Plan to Attend the Open House on Monday, July 8, From Noon to 1:00 P.M.

CARR 
AUCTION & REAL ESTATE, INC.
909 AUCTION AVE. • P.O. BOX 300 • LARNED, KS 67550
Jim Froetschner • Chris Froetschner, Auctioneers
Rita Kurtz, Broker
620.285.3148 www.carrauction.com

CHECK OUR WEB SITE FOR MORE PICTURES
www.carrauction.com

Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. Will Be Acting as Seller's Agent. Seller Will Not Agree to a 10-Day Right of Rescission for Lead Paint Inspection.