

# REAL ESTATE AUCTION

206 SW Harrison, Topeka, KS

Saturday,  
February  
17, 2007  
Starting  
At  
10 AM



This 2 BR/1BA -2 Story Home has large rooms and is on crawl space. It is in need of updating and repairs. A good opportunity that is close to downtown and in an area this on the upswing. Legal: Harrison Street, Lot 44, Original Town Sub. Lot Size: 25 X 150. Taxes: \$246.37 County estimates 1,272 Sq. Ft. of finished living space. County estimates building date of 1900.

TERMS: \$2,500.00 down the day of the auction. Balance due within 15 days. Property to sell in it's present existing condition without any warranties/guarantees by the seller and/or Realtor/Auctioneer . SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT FINAL BID.

Listing Agent:  
Vivian Kane  
Capitol City  
Real Estate  
235-8333

For More Details Contact:

## J SANDERS AUCTIONS



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**COLDWELL  
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GRIFFITH & BLAIR  
AMERICAN HOME

5120 SW 28th  
Topeka, KS 66614

PROSPECTIVE BIDDERS: All properties sell in their present existing condition without warranties, guarantees or inspections provided by the seller, Realtors or auctioneers. All prospective bidders are urged to walk and inspect the property and examine all documents on file with the county, state of Kansas, and title reports relating to said property. The high bidder accepts the real estate in it's present existing condition without any EPA lead base paint or surveys provided by the seller, Realtor or auctioneer. Any and all inspections such as lead base paint, structural, mechanical, electrical, plumbing (septic where applicable), mold, mildew, moisture damage or termite should be completed to bidders satisfaction prior to sale day. Any and all costs involved in obtaining financing by the purchaser including inspections, appraisal requirements or repairs shall be the sole responsibility of the purchaser. All bidders must furnish documentation stating their ability to purchase the above mentioned property in writing prior to bidding. Failure to close by the buyer will result in forfeiture of earnest money. Statements made the day of the auction take precedent over anything printed or stated prior to the auction. Information given or printed is deemed reliable but not guaranteed by the seller, Realtors or auctioneer.

ALL REALTORS WELCOME: A commission of 1% of the selling price will be paid at the time of closing to any Realtor representing a buyer at the auction. However, said Realtor **MUST PRESENT A COPY OF A BUYERS AGENCY AGREEMENT WITH SAID PROSPECTIVE BUYER, 12 HOURS PRIOR TO THE AUCTION WITH JIM SANDERS** of Coldwell Banker Griffith & Blair, Inc. Auctioneer with said buyer at the auction. Realtor/Auctioneer interest of the seller or is acting as a Transacti



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