

# REAL ESTATE AUCTIONS

THURSDAY, MAY 31, 2007

Sells at 6 PM



## 822 SW 6th, Topeka, KS

This beautiful home has CLASSIC HARDWOOD through. It has 4BR/1BA, oak trim, and is straight as an arrow! This 2 story was built, according to the county in 1915. It has a full basement and partially finished attic. It has had steam heat and window AC. Note: the heating system will need some updating. If you want charm and classic looks close to downtown, here is your chance! Legal: 6th Ave. West-S 83 Ft. of W1/2 of Lot 94 & S 83 Ft. of Lot 96, Original Town Sub. Taxes: \$1,283.89 County estimates 3,153 Sq. Ft. of finished living space. Lot Size: 83 X 83. Listing Agent: Beth Strong, REMAX ASSOCIATES, 273-1100.

**OPEN HOUSE MAY 27th -2:30-4 PM**

**TERMS:** \$2,500 down the day of the auction, balance due within 15 days. Properties sell in their present existing condition without any warranties/guarantees by the seller and/or Realtor/Auctioneer. **SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT FINAL BID.**

Sells at 7 PM



## 822 SE Eastgate, Topeka, KS

This rancher in SHAWNEE HEIGHTS SCHOOL DISTRICT has had the same owner for over 20 years. It has 2BR/2BA- full basement with the 2nd bath in the basement. It has central heat. It has a 1 car detached garage, totally fenced yard and a nice deck on the front of the home. The home has some hardwood floors and some parts of the basement are finished. **MOTIVATED SELLER!** Legal: Eastgate Dr., BLK E, Lot 11, Eastgate Sub #2. Estimated building date of 1970. County states 875 Sq. Ft. of finished living space. Lot Size: 55 X 120. Taxes: \$898.76 Listing Agent: Toni Shenk, Coldwell Banker Griffith & Blair, Inc. 271-0351

**OPEN HOUSE—MAY 27th - 4-5:30 PM**

**TERMS:** \$2,500 down the day of the auction, balance due within 15 days. Property sells in its present existing condition without any warranties/guarantees by the seller and/or Realtor/Auctioneer. **SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT FINAL BID.**

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 its 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. 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. Auction Department** and be with said buyer at the auction. Realtor/Auctioneer represents the interest of the seller or is acting as a Transaction Broker.

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