

SEALED BID SALE

L-1800019



Highlights:

- Custom home, located in the middle of white tail deer, turkey, dove, and pheasant walk-in hunting properties.
- Poured concrete foundation, septic and individual well water, all utilities including fiber optics to the house.
- Well-established cedar tree shelter belt.
- Owner will consider selling roofing tin with the sale for additional price.



Home On 4± Acres

2649 70 Road • Burr Oak, Kansas

SEALED BID DEADLINE: 4:00 PM CST, Friday, November 17, 2017

Contact Agent for Additional Details!

Property Location: 11 miles north and east of Burr Oak or 3.5 miles south and west of North Branch, 6.5 miles off Highway 128.



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For additional information, please contact:

Richard Boyles, Agent

Newton, Kansas

Business: (816) 550-1990

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Property Information

Property Description: One-and-a-half story home built in 1982 with three bedrooms, three baths, and attached two-car garage.

Legal Description:

S25, T01, R10W, ACRES 3.41, BEG AT NE COR SE1/4 TH S 505.82 TH NLY 456.12 TH N 321 TH ELY 422 TO POB

2016 Taxes: \$861.86

Room Description:

Master Bedroom:	Located on the main level, carpet
Bedroom:	Located on the second level, carpet
Bedroom:	Located on the second level, no closet
Living Room:	Carpet, with wood burning, brick faced fireplace
Dining Room:	Eat-In
Kitchen:	Solid wood cabinets, laminate tops
Basement:	Unfinished
Other:	Unfinished, enclosed porch with concrete floors, drywall sides and ceiling, solid wood beams. Possible great room.



Garage



Unfinished Enclosed Porch



Unfinished Enclosed Porch



Kitchen



Kitchen



Stairway to Second Level



Living Room



Second Level Overlooking Living Room



Main Level Laundry



Master Bedroom



Dressing Room



Master Bathroom



Second Level Bedroom



Main Bath



Second Level Bedroom



Second Level Bath



Second Level Small Bedroom



Bid Form

Return no later than 4:00 PM, Friday, November 17, 2017

RE: L-1800019 2649 70 Road, Burr Oak, Kansas

Legal Description: S25, T01, R10W, ACRES 3.41, BEG AT NE COR SE1/4 TH S 505.82 TH NLY 456.12 TH N 321 TH ELY 422 TO POB

I hereby offer \$_____ for the above referenced property. Bid is total price **NOT** per acre. I agree to sign a purchase agreement and deposit 20% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Bid Procedure

Written bids will be received at the office of Farmers National Company, 1808 Terrace Drive, Newton, Kansas, 67114, until 4:00 PM on Friday, November 17, 2017. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer. There will not be an oral bidding.

Terms of Sale and Closing

Terms of the sale are cash with no contingencies. A 20% earnest money check will be required of the successful bidder on the date of the sale, with the balance due at closing in approximately 30 days. Title Insurance cost to be split between buyer and seller. Closing service cost to be split between buyer and seller. Seller reserves the right to reject any and all bids.

Conditions

This sale is subject to all easements, covenants, restrictions of record, and leases. Contact agent for on-site inspection. Inspections and due diligence concerning the property are at the bidders expense. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company. *Agent is related to Seller.

For more information, contact:

Richard Boyles, Agent

Farmers National Company

1808 Terrace Drive

Newton, Kansas 67114

Email: RBoyles@FarmersNational.com

Telephone: (816) 550-1990