

SEALED BID SALE

Commercial Property • Mankato, Kansas

SEALED BID DEADLINE: Tuesday, April 30, 2019 by 2:00 PM

Contact Agent for Additional Details!



Highlights:

- 2,734 sq ft commercial building with prime visibility, currently operated as a gas station.
- Currently imaged as a Sinclair Station and Repair Shop.
- Steel and brick frame construction.
- Delivery truck, older pickup, and above ground storage tanks located off site, are included.
- Inventory available for purchase.
- Great business opportunity for owner/operator, positioned for generating income immediately!



L-1900336

Property Location: 205 West South Street, Mankato, Kansas 66956.



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For additional information, please contact:

Richard Boyles, Agent
Esbon, Kansas

Business: (785) 639-6285

RBoyles@FarmersNational.com

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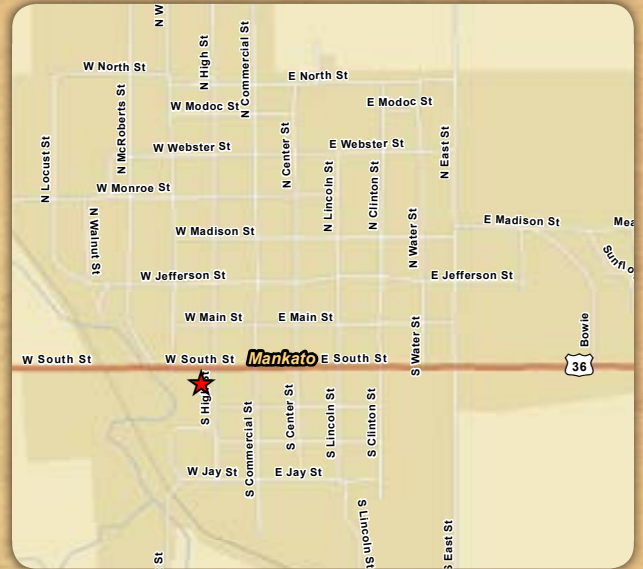
Property Information

Legal Description: BISHOPS ADD, BLOCK 6, Lot 1-2, 1/2 VAC ALLEY and BISHOPS ADD, BLOCK 5, Lot 14, 1/2 VAC ALLEY in Jewell County, the town of Mankato, Kansas.

Property Description: This commercial property features five pumps: gasoline, highway diesel and dyed diesel, and below grade storage tanks with a modern early warning detection system for the storage tanks located on the property. The paved parking lot accommodates multiple customers. The garage has three overhead doors with 12'+ clearance, and fixtures include a 12,000 pound two-post hoist, a Coats computerized tire balancer with balance mate and pins, two Coats rim clamp tire machines, and two air compressors. The interior features a main showroom and counter area. The front has air conditioning and the entire building has heating with floor heating in the floor in the newer shop addition. The property is zoned C-Commercial and Industrial. There are external above ground storage tanks located on the rail road leased land that are included, if desired, buyer will need to establish a new lease with rail road. Also included are a gas delivery truck and an older Chevy pickup. Inventory to be determined by the offer.

2018 Taxes: \$2,074.12

Location Map





Sealed Bid Form

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I/we hereby offer \$ _____ for the above referenced property. Bid is total price NOT per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder with the balance due at closing in approximately 30 days.

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, 623 Ash Road, Esbon, Kansas 66941 until 2:00 PM on Tuesday, April 30, 2019. Bids should be for the total dollar amount and not per acre, and should specify whether the inventory is included in the bid. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and/or modify the bidding requirements at their discretion.

Terms of Sale and Closing: Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide 10% earnest money with the balance due in full at closing in approximately 30 days. The seller will furnish a continued abstract of title evidencing marketable title. Buyer has option to get attorney's opinion and purchase title insurance.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. 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. It is buyer's responsibility to have any and all desired inspections, investigation, and evaluation of suitability of use for the real estate prior to bidding, including but not limited to the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness. Farmers National Company and its representatives are acting as agents of the Seller.

For More Information, Contact:

Richard Boyles, Agent
Business: (785) 639-6285
Email: RBoyles@FarmersNational.com

Mail or Email Bid to:

Farmers National Company
623 Ash Road, Esbon, Kansas 66941
Email: RBoyles@FarmersNational.com