



Real Estate **AUCTION** LIVE BIDDING ONLY

200 N MAIN ST, TURON KS - AUCTION HELD ON-SITE



Saturday, May 11th, 2024 @ 10:00am

HOME INFORMATION:

- Nice Home Built in 1976
- 1,935 sq ft of Living Space on the main floor offering:
 - 3 Bedrooms
 - 3 Full Bathrooms, one bathroom offers a walk-in tub/show combination
 - Family Room with nice fireplace
 - Dining Room
 - Modern Kitchen and all appliances transfer with the house.
 - Utility Room.
- Partial Basement with part of it finished
- City Sewer and Water
- 2 Car Attached Garage with new electric openers & door
- Central Heat & Air
- New Roof Last Year
- Spacious back yard with big oak trees and a garden tool shed; located on a corner lot.
- Home needs updating and some cosmetic improvements, a well-built home with lots of room in a good location.

LEGAL DESCRIPTION:

Lots 20-24 in Block 3, Hoskinson & Shive 1st Addition in Turon, Reno County, KS

SELLER: Kenneth Shanline Trust
Frances Marcocci: Trustee



TERMS AND CONDITIONS:

\$10,000 down on sale day, the remaining balance due at closing. Closing to occur within 30 days. Sale is not contingent on obtaining financing and down payment is non-refundable. No buyer's premium will be charged. Buyer will be responsible for any Buyer Agent fees. Taxes in the amount of \$3,260.91 are to be prorated at closing. Seller will furnish Title Insurance for the buyer. Buyer shall pay closing fee at the Title Company. Property is being sold as-is without any written or implied guarantees. Subject to any easements of record. This auction will be held in-person. Any announcements made on sale day take precedence over any auction advertising or flyer.



Paul Nisly

Auctioneer

620.727.7399

620.259.9445

www.nislyauction.com



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SOUTH CENTRAL KANSAS

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