

REAL ESTATE AUCTION

Saturday, September 13, 2008 at 10:00 AM

1355 N 100 Rd. - Baldwin City, KS

From Jct Hwy 59 & 56, S 2m, E 1.1m

TRACT #1 Approx. 5± Ac. Some tillable.

TRACT #2 Approx. 15± Ac. Some tillable, some wooded area, & a pond.

TRACT #3 Combination of Tracts #1 & #2, 20± Ac.

Both tracts excellent building sites, frontage on gravel road. Baldwin City Schools. Well water may be available, but no wells drilled.

TERMS: 10% earnest money deposit required at signing of the Real Estate contract the day of the auction. Balance due in approx. 30 days at closing. Property will sell in its present & existing condition. All inspections must be done prior to auction at **BUYERS EXPENSE**. Must have financing in order to make a cash purchase. **BROKER & AUCTIONEER ARE REPRESENTING SELLER**. Seller will have 24 hours to accept or reject the highest bid.

Participating brokers register your clients 24 hrs prior to auction for a referral fee.

**CONTACT LESTER at EDGECOMB AUCTIONS
785-594-3507 or 785-766-6074.**

JAMES R. & BARBARA BUTELL-owners

**ART HANCOCK-BROKER-913-207-4231
EDGECOMB AUCTIONS-785-594-3507
www.kansasauctions.net/edgecomb**