

PUBLIC REAL ESTATE AUCTION

MAY 11, 2024 AT 12:30 PM

302 OAK ST CENTRALIA, KS (HWY 9 & 2ND SOUTH TO OAK.)

1951 sq. ft 2 story house, kitchen vinyl floor, cab & range; #1 bedroom lg closet w/carpet; #2 bedroom hrdwd w/ceiling fan; #3 bedroom upstairs, laminate, closet, storage & window a/c; living room w/carpet; dining room w/carpet & window a/c; full bath; utility room washer/dryer hookup; partial basement; insulated w/newer siding; 6 yr old roof; 3 outbuildings, 1 has 2 car garage; needs updating. 2 ½ lots. 2023 taxes= \$445.76

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 it's present & existing condition. All inspections must be done prior to the auction at **BUYER'S EXPENSE**. Must have financing in order to make a cash purchase. **BROKER & AUCTIONEER ARE REPRESENTING THE SELLER.** Seller will have 24 hour to accept or reject the highest bid. **CONTACT LESTER** at **785-594-3507-evenings** or **785-766-6074-cell**. See picture on internet.

JOHN PEARCE-OWNER

PRESTIGE REAL ESTATE, 785-242-1167

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785-594-3507 OR 785-766-6074

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