



# AUCTION



## Tuesday, April 30th @ 11 AM

**Auction Location: Buffalo Bill Cultural Center - 383 US-83, Oakley, KS**



**Residential Lots in NW Oakley, KS- Selling LIVE in 3 Separate Tracts!**

**LEGAL DESCRIPTION:** Tract 1: Lots 1-5, Block 3, Oakley, KS 67748; Tract 2: Lots 11-20, Block 3 & All Block 34, Oakley KS 67748; Tract #3: N/2 of Block 33 including W30' Pine Ave & E25' of vac County Rd #439

**GENERAL INFORMATION:** This is an opportunity to purchase one of the few remaining vacant lots in an outstanding area located in the far northwest corner of Oakley, KS. Signs are posted.

**TAXES:** Seller to pay the 2023 and prior taxes. Purchaser to pay 2024 and future taxes. 2023 taxes for each tract were - Tract 1: \$275.94, Tract 2: \$670.58, Tract 3: \$28.96

**INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Real Estate selling in as is, where is condition. Neither Seller nor Elite Realty Land & Auction, its agents, or representatives, are making any warranties about the property, either express or implied.

**EASEMENTS:** The seller agrees to convey said property by good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record

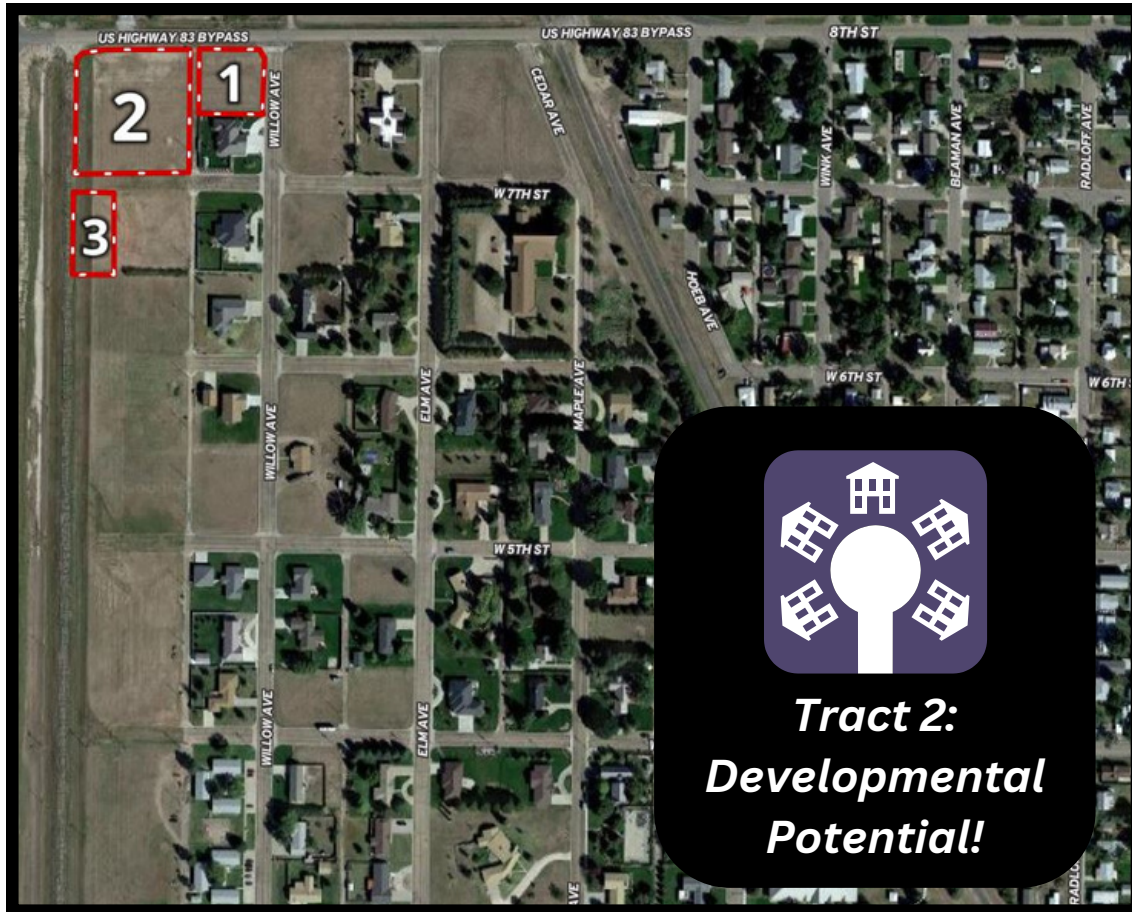
**POSSESSION:** Possession of all real estate will be at closing.

**TERMS:** 10% down on day of sale, balance to be paid in full at Closing on or before May 30th, 2024 or upon such terms as may be acceptable to the seller. Personal and Corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Seller is a licensed real estate agent in the State of Kansas.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

**AGENCY DISCLOSURE:** Elite Realty Land & Auction is the agent of the seller. If the purchaser desires representation, legal counsel is advised.

**ACCEPTANCE OF BIDS:** The successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.



### Tract 1:

.42 +/- Acres  
140'x 130.8'

### Tract 2:

1.5 +/- Acres  
265' X 250'

### Tract 3:

.76 +/- Acres  
95'x 175'

\*\*Measurements were obtained from a reliable source, but are not guaranteed\*\*

#### For Details Contact:

Mark Ottley, Owner/Agent

785-623-1400

Nathan Goetz, Broker/Agent

785-673-3246



**Phone Bidding Available!**

**Call 785-621-2100 prior to day of sale to arrange**