



**COLDWELL BANKER**  
**APW REALTORS®**

## **Commercial Property Auction**

**225 N 3<sup>rd</sup> Street & 00000 E. Ash Street, Salina, Kansas**

**Shown by Appointment**

**AUCTION: Tuesday, December 14<sup>th</sup>, 2021 at 7:00 PM**

**Auction to be Held at Coldwell Banker APW Realtors 631 E. Crawford, Salina Ks**

631 E. Crawford St.  
Salina, KS 67401  
785-827-3641  
Cbsalina.com

VIDEO TOUR HERE AUCTION LINK HERE

### **Auction will be simultaneous live and online**

**Tract 1: I-2 Commercial property Located at 225 N 3<sup>rd</sup> street which consists of a warehouse built at dock height with approximately 37,500 sq feet and made of mostly precast panels with a newer addition at north end made of wood and wrapped metal. Legal Description: The East Half (E/2) of lots fifty (50), fifty-two (52), fifty-four (54), fifty-six (56), fifty-eight (58), Sixty (60), sixty-two (62), sixty-four(64), sixty-six (66),sixty-eight (68), seventy (70), seventy-two (72), seventy-four (74), seventy-six (76) and seventy-eight (78) on Third Street, all in the original town of Salina, Saline County, Kansas Less the West Ten (10) feet of the East Half (E/2) of Lots Fifty (50), Fifty-Two (52), Fifty-four (54), Fifty-six (56), Fifty-eight (58), Sixty (60), Sixty-two (62), and Sixty-four (64) on Third Street, in the Original Town of Salina, Saline County, Kansas except mineral rights as conveyed in Deeds Book 361, page 149**

**Tract 2: I-2 Commercial property described as 1.6 Acres of vacant land located at 00000 East Ash Street. Legal Description: Lots Sixty-five(65), Sixty-seven (67), Seventy-one (71), Seventy-three (73), Seventy-five (75), Seventy-seven (77), on Fourth (4<sup>th</sup>) Street, and the West Half (W1/2) of Lots Sixty-six (66), Sixty-eight (68), Seventy (70), Seventy-two (72), Seventy-four (74) and Seventy-six (76) and Seventy-eight (78), on Third (3<sup>rd</sup>) Street, and the vacated alley between said lots vacated by Ordinance No. 2181 dated May 20, 1918, all in the original Town of Salina, Saline County, Kansas**

**Tract 3: Tract 1 and Tract 2 combined**

**Note that tract 2 will not sell unless tract 1 sells or in combination of both tract 1 and tract 2.**

**TERMS ON PROPERTY:** 10% down night of auction and sign sales agreement. Balance due in certified funds at closing on or before 13 January, 2022 upon merchantable title. Properties sold in as is condition. No warranties expressed or implied by Coldwell Banker APW Realtor's or Seller. All inspections to include boundary lines and encroachment problems, soil tests ETC. are to be completed prior to auction at Buyer's expense if requested. Title Insurance shared equally between Buyer and Seller. Taxes pro-rated to closing. Buyer to produce pre-approval letter from lender. Sale is not contingent on the buyers obtaining financing. Auction price to be approved by seller. Seller will look at any offers on the property up and until 2 weeks prior to Auction

**POSSESSION:** Upon closing.

**Seller:** CARAL LLC

**AGENCY:** Mark Baxa & Sharon Callabresi, Realtors @ Coldwell Banker APW Realtors represent the Seller in this transaction. **Announcements day of auction take precedence over printed material.**

**Auction Conducted by: Coldwell Banker APW REALTORS®**

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