



## ***Real Estate Auction***



***Seller: Catherine H Cline Trust***

***146 N Phillips, Salina Kansas***

***Wednesday, October 30, 2024, 6:45 PM***

***OPEN HOUSE Wednesday OCTOBER 23, FROM 5:30 TO 6:30 PM***

*1 ½ story home with 2 bedrooms and 1 Bath with approximately 842 square feet of living space. The home has a basement.. The home was built in 1940. The home has an attached single car garage. Definitely a fixer upper for those who want a chance at some Real Estate here in Salina.. Shown by appointment only. Contact Mark Baxa 7875 826 3437*

*Terms: 10% Buyers premium will be added to the final bid. Buyers will need a letter of credit to present to the Auctioneer. The successful bidder will pay 10% down the day of the sale as non-refundable earnest money. The successful bidder will sign a real estate contract the day of the sale. Closing will be on November 26, 2024, or on such an earlier date as the Buyer and Seller mutually agree. The purchase contract will not be contingent on the Buyer's financing, inspections or appraisal. The Seller will be responsible for all 2023, and prior years real estate taxes and the 2024 taxes will be prorated to the date of closing. Owner's Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Coldwell Banker and the seller are not responsible for any surveys or encroachments if any. Land Title will be the Escrow Agent and provide Title Insurance. If a lender's title insurance policy is required, it will be at the Buyer's Expense. All statements made on the day of the sale will take precedence over any printed material. All information is from sources deemed reliable but is not guaranteed. The property will sell "AS-IS" with no guarantees made by the Seller or Coldwell Banker APW REALTORS or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections prior to the auction. Mark Baxa is the acting as Seller's Agents in this transaction. The property is selling subject to the Seller's acceptance of the highest bid.*

**Mark Baxa Realtor Coldwell APW Realtors 631 East Crawford, Salina, KS 67401 785-827-3641 Cell785 826 3437**