

REAL ESTATE AUCTION

Dec 19th at 4pm



Retail/Office Building | 0.63 Acre Paved Lot

Premium high-traffic retail business or professional office location with Hwy 81 frontage. Former used auto dealership located 1/2-mile north of the Wal-Mart Super Center.

- Hwy 81 Frontage
- Traffic: 10,000 vehicles daily
- 2,240^{+/-} SF Bldg
- 170'x160' Lot (0.63^{+/-} AC)
- Retail Sign
- Lighted Lot



AUCTION DATE:
Wednesday, Dec 19th at 4pm



AUCTION LOCATION:
On-site at 1822 Lincoln Street
Concordia, KS



INSPECTIONS:
1pm-3pm Wednesday, Dec 12th



cj-auctions.com | 918.550.8118
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REAL ESTATE AUCTION

Dec 19th at 4pm



Commercial property ideal for retail or professional office use located at 1822 S Lincoln St (Hwy 81) 1/2-mile north of the Wal-Mart Super Center.

- 0.63 Acre Lot
- City Water & Electric
- 2017 Taxes: \$10269.70

TERMS & CONDITIONS:

- 5% Buyer's Premium applies to this sale. Buyer's premium is an additional fee (5% of high bid amount) paid by the high bidder.
- All properties are being sold 'as is, where is' and are not subject to financing, inspections or any other contingencies.
- CJ Auctions represents the seller only.
- The high bidder must make a 10% (Min \$5,000) non-refundable deposit on sale day (cash, personal or cashier checks).
- Buyer will receive deed and title insurance.
- Buyer will pay for (but not limited to) the closing fee, title policy. Taxes will be pro-rated through date of closing.
- Balance and closing costs are due 30 days from seller acceptance.
- Sale is subject to seller confirmation
- All bidders must register with CJ Auctions prior to bidding (registration held 1-hour prior to auction) and provide a driver's license or government-issued identification.
- Absentee bidders must pre-register and qualify 48 hours prior to sale day.
- All persons inspecting the property, attending an open house or auction do so at their own risk and shall not hold CJ Auctions or their agents liable for damages to their person or property.

DISCLOSURES:

- All parcels subject to any existing recorded easements.

VISIT CJ-AUCTIONS.COM FOR COMPLETE TERMS, CONDITIONS AND DISCLOSURES.

Lic# BR00232479 Ronn Cunningham | Cunningham Johnson Auctions

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Current as of 11/19/18



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