

LANGE AUCTIONS

Round Robin Auction for Sprawling Ranch Home on 5+ acres

5201 Tuscony, Derby, KS.

Receiving Bids on Sunday, June 22, 2008 1:00—5:00 p.m.

Auction Starts June 22, 2008 at 6:00 p.m. Auction Bid starts at \$260,000

Residence Description: ranch home on 5.27 acres, built in 1978, moved to property in 2000, 3564 sq. ft., 4 bedrooms, 3 baths, 2 car attached garage



Open House:

Thursday	June 12	5-7 pm
Sunday	June 15	2-4 pm
Saturday	June 21	1-4 pm
Sunday	June 22	1-5 pm

Don Burford
316-619-3719

**Call for Round Robin
Auction information packet**

Seller: Mark & Kim Mullen
Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer
For More Pictures & Information see:
www.jefflangere.com 316-529-3100



Directions: From K-15 Hwy and 47th St. S. go East to Woodlawn, South on Woodlawn to E Sedona St., East on Sedona to Tuscony St. to home at 5201.

OR from Rock Road and 47th St S. go West to Woodlawn, South on Woodlawn to E Sedona St., East on Sedona to Tuscony St. to home at 5201.



QUICK OVERVIEW OF ROUND ROBIN AUCTION:

Seller will provide buyers with an "Information Packet" which will include general information, example contract for review, property condition report, all required disclosures, Broker's Registration and a bidding sheet.

The home is being sold "as-is", where-is" with no warranties expressed or implied, however contract allows the buyer will be responsible for arranging a home inspection. The inspection must be initiated within 10 days of contract acceptance.

After inspecting the home, please leave your bid on the Initial Bidding Sheet. There is no deposit required to bid. We will take new bids until 5:00 PM day of auction.

Starting at 6:00 PM Sunday, we will start the round-robin bidding by calling everyone back that has left a bid prior to 5:00 PM on Sunday. The highest bidder will receive the first call to let them know that they are in fact the highest bidder and if they would like to increase their bid. Everyone else who has left a bid will be called and asked if they would like to increase their previous bid at that time. All bids and terms are subject to seller approval.

The home will be offered to the highest & best bidder at his/her bid price. If the highest bidder is unable to purchase the home, the second-highest bidder will be contacted. If the second-highest bidder is unable or unwilling to purchase the home, the third-highest bidder will be contacted, and so on.

An appointment will occur within 24 hours after the close of bidding to complete a purchase agreement and accept an earnest money deposit. The closing process is the same as with any conventional home sale and will be completed in about 30 days.

IMPORTANT NOTE:

This is an auction with a minimum undisclosed reserve. i.e. Subject to Seller Approval.

For your protection the bids are not legally binding contracts and can be withdrawn at any time.

For the seller's protection: The seller reserves the right to reject any or all bids without explanation prior to an accepted Acknowledgement of Bid or executed sales contract being processed.

Upon completion of auction and subject to Seller approval, the highest and best bidder will be offered the home at his/her price. Winning bidder will be emailed or faxed an "Acknowledgement of Bid and Intent to Sign Statement" which Bidder will sign & return to Seller, legally binding Bidder to sign contract within 24 hours.

Back up purchase agreements may be taken. You may contact the Broker/Auctioneer with any and all questions at anytime.

BROKER PARTICIPATION: Jeff Lange Real Estate encourages Buyer representations and is offering a 2% participation fee to Broker who has properly registered Buyer. Broker and Buyer both must sign Broker Registration Letter and present it with opening bid. Broker must be with Buyer and make bids during the bidding process.

**Contact Don Burford for more information on
Round Robin Auctions and for free information packet.
donb@jefflangere.com or 619.3719 or 440.5809**



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