

# LANGE AUCTIONS

**4752 S. Osage Wichita, KS. 67217**

**Saturday, August 15 10 a.m.**

**2 BR, full brick home on corner lot & personal property**

Real Estate sells at 11 a.m.

Open House:

Sun. Aug. 9 2-4 p.m.

Mon. Aug. 10 5-7 p.m.



**Legal Description:** Lot 10 Block C Davis-Walker ADD

**Property Location/Directions:** 2 blocks east of Seneca on 47th St. S

**Manner of Auction:** Sold to the highest bidder

**Property Description.:** 2 BR full brick home with galley kitchen, 1 car garage and carport on shaded corner lot with spacious fenced back yard complete with 10 x 7 storage bldg and garden area

**Tax Info:** Prorated at closing. 2008 taxes were \$771.73

**Earnest Money Terms:** \$2500 Earnest money to Kansas Secured Title and is non-refundable

**Possession:** At closing

**Closing:** Closing to be on or before September 15, 2009 at Kansas Secured Title. Buyer and Seller shall split closing costs and title insurance equally.

## **Personal Property includes:**

**Yard equipment & tools:** Craftsman 3 hp 20" snow blower, Craftsman gas weed eater, garden hoses, plastic patio chairs, wooden step ladders, 9' aluminum step ladder, 110 v water pump, 2 wheel bumper trailer, Craftsman 5 hp 220 V air compressor, Craftsman 1/3 hp dual bench grinder, Craftsman 7 1/4" skill saw, Craftsman 3/8" VSR drill, Milwaukee 18 V hammer drill, Allstate battery charger, tubing cutter and flare, tool boxes, tire tools, hammers, combination wrenches, pipe wrenches, saws, wire brushes and files, sockets, c-clamps, oil squirt cans, misc. hand tools, shop & trouble light

**Appliances:** Zenith refrigerator-freezer, Kenmore gas range/oven, Kenmore washer, Kenmore electric dryer, Kenmore microwave, humidifier, (5) Dirt Devil vacuums

**Guns:** RG 14 .22 LR pistol, .22 rifle

**Electronics/entertainment:** Zenith console record player/stereo, Sylvania 27" color TV, Westinghouse 19" color TV, Trueton 14" TV

**Exercise:** Weslo Acro 750 exercise bike

**More personal property on reverse**

Jeff M. Lange, Broker  
Don Burford, Broker/Auctioneer  
Seller: Victor L. Clark

For More Pictures & Information see:

[www.langeauctions.net](http://www.langeauctions.net)

529-3100 or 800-525-8160

Email: [donb@jefflangere.com](mailto:donb@jefflangere.com)



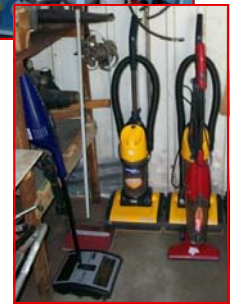
**JEFF  
LANGE  
REAL ESTATE**



**Kitchen/household:** kitchen ware, rolling pins, pots, pans, cookware, crock pots, dishes, glasses, vases, Kenmore cabinet sewing machine, 5 gal 2 hp shop vac, 2 gal shop vac, linens, doilies, quilting material misc. sewing supplies, TV tray set, fans, lots of misc., asst. pocket knives, Polaroid Land camera & case, Old Kodak camera



**Furniture:** 3 pc dbl bedroom set, 3 pc blonde wood dbl bedroom set, 2 matching swivel recliners, divan, corner hutch, 4 pc dining set w/leaf, misc. end tables and lamps.



**GENERAL AUCTION TERMS:**

**YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

**AGENCY:** Jeff Lange Real Estate is acting as Agents of the Seller and all licensees employed by or associated with Auctioneer/Broker represent the Seller in the Sale of this property.

**BROKER PARTICIPATION:** Jeff Lange Real Estate is offering 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details or download form from website.

*Not Responsible for Accidents.*

*If you would like to receive future auction brochures by e-mail, please email Alyce at [alycen@jefflangere.com](mailto:alycen@jefflangere.com)*

Property is being sold as-is, where is. Buyer is responsible for all inspections. Announcements made by the auctioneer during the time of the auction will take precedence over any previously printed material or any other oral statements made. Successful winning bidder (s) will be required to sign all necessary legally binding purchase documents immediately upon conclusion of auction. All documents will be made available upon request, to prospective buyers prior to auction. If documents are not understood, broker recommends buyer to seek competent advice.

**More previews online at [langeauctions.net](http://langeauctions.net)**