

# LANGE AUCTIONS

**3 BR, 1 BA Full Brick Home**

**6404 E. Murdock Wichita, KS. 67208**

**Thurs., July 8, 2010 7:00 p.m.**

***Auction held onsite***

**Open House: Sunday, June 27 2 - 4 pm || Monday, June 28 5 - 7 pm**



**Legal Description:** Lot 32 Block L 1st Add to Woodlawn Village

**Property Location/Directions:** NE corner of Woodlawn and Murdock

**Manner of Auction:** Auctioning as a single tract to the highest bidder.

**Property Desc.:** This 3 BR, 1 BA full brick home sits on a well shaded corner lot. The large living room with dining area has a glass slider door to the covered and screened in patio. A wood burning fireplace is in the family room that could act as formal dining as well. The kitchen has a small eating area and plenty of cabinet storage. A unique walk through bathroom has a half bath on each side of the tub/shower and is easily accessible from all 3 spacious bedrooms. The original garage has been converted to a huge recreation/family room with built in desk and bookcases. An additional 20 x 24 garage was then added, complete with workbenches and storage. There is a small yard shed in the large back yard. A new main water line has just recently been installed.

**Tax Info:** General taxes—\$1,685.62 Specials yearly—\$43.04

**Easements:** Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record.

**Earnest Money:** Earnest money is to be made payable to Kansas Secured Title in the form of personal check, business check or cashier's check day of auction. **Earnest deposits are non-refundable.** YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

**Closing:** On or before August 8, 2010 at Kansas Secured Title

**Possession:** At closing.

All info deemed reliable, but not **guaranteed**

**Don Burford, Associate  
Broker/Auctioneer**  
Terry Hughes, Auctioneer  
Seller: *Richard C. Hyatt Estate*

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For More Pictures & Information see:  
**[www.langeauctions.net](http://www.langeauctions.net)**  
**529-3100 or 800-525-8160**  
Jeff Lange, Broker





**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 by 5 p.m. the day prior to Auction. Call for details.

*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.

**ALL INFORMATION DEEMED RELIABLE,  
BUT NOT GUARANTEED.**