

ABSOLUTE BANKRUPTCY REAL ESTATE AUCTION

SATURDAY, SEPTEMBER 25, 2021 — 10:00 AM

2124 SE Highland Avenue — TOPEKA, KANSAS

This is a LIVE AUCTION ONLY!



**MOVE IN
READY!**

**TOTALLY
REMODELED!**

*** 4 bedrooms, 2 ½ bath * Walk-out basement w/family room & single garage
* New kitchen, 3 New bathrooms * New windows & doors * New floor coverings & much more.
Large 70'x190' secluded lot with room to expand. Sq. Ft.: 1144'+ 586' basement, total: 1730' m/l**

2020 Real Estate Tax: \$1,463.50

OPEN FOR INSPECTION: Sunday, September 12th & 19th – 1:30-3:00 PM

Terms & Conditions: \$10,000 down the day of the auction, as earnest money. Purchasers to sign a cash contract at the day of the auction with balance due of delivery of deed & marketable title on or before October 22, 2021. A buyer's premium of three percent (3%) will be added to the final gavel price to determine final contract price. Buyer(s) and Seller(s) to share closing costs on a 50/50 basis in conjunction with this cash contract including title insurance. 2021 real estate taxes to be prorated to the day of closing. All prior year's taxes to be paid by the seller. Property is selling "as is, where is" subject to restrictions, reservations, easements or zoning orders, if any, now existing against said property.

Bankruptcy Estate of LENA M. STROZIER

It is the buyer's responsibility to inspect the property prior to bidding to make their determination as to the use and condition or seek professional inspection (at buyers' expense) of the property to include but not limited to roof, structural, foundation, termite, plumbing, mechanical, radon, mold, lead paint, carbon monoxide, environmental or any other inspections that buyers so wished to have had performed. Property is selling free & clear of all liens. All information is from sources deemed reliable, but not guaranteed. This auction is subject to U.S. Bankruptcy Court approval. All measurements are approximate and not to scale. Purchasers agree to accept Real Estate in its present condition and have no recourse on seller(s) or sellers' agent(s). The seller and the seller's agents assume no liability in these matters.



**Kull Auction & Real Estate Co., Inc.
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www.KullAuction.com