

# ONLINE AUCTION

## INTERNET ONLY REAL ESTATE AUCTION

**Bidding Opens:** Tuesday, Dec 1st, 2015 at 10:00 am (CST)

**Bidding Closes:** Tuesday, December 15th, 2015 at 5:00pm (CST)

**Property Located:** 801 North Birch Cimarron, KS 67835.

**Investment Opportunity:** Very nice 3 bedroom 3 bath home located on the east edge of Cimarron golf course. This property has a nice size fenced in back yard. This house has 2 fireplaces, oversized garage, and nice covered deck on the back side of house with a great view of the golf course, this house has new windows and very nice oak wood work through the house. It has and oversized laundry room. Must see move in ready

Cimarron steadily growing community located between historic Dodge City and Garden City in west-central Kansas, Cimarron is home to just under 2,000 residents and a variety of retail, service and manufacturing businesses. Cimarron offers a high quality of life in a friendly, small-town atmosphere, an award winning school system and diverse recreational opportunities, including a recreation center, baseball fields, City Park and municipal golf course. The area is well known for hunting, hiking, biking, 4-wheeling and other outdoor pursuits. Recent industrial development in the vicinity includes dairy farms, ethanol plants and wind farms.

**Auctioneers note:** if you are looking for a home located on a golf course this is the home for you, "Make sure to get registered today and begin bidding online. This property is being sold for the Michael and Judy Renick, by: Darrin Addison, agent.

Call the auction company if you have any questions about the property being offered or the online bidding and auction process:

**Terms:** (download full terms and conditions on website).

THIS IS AN ONLINE (INTERNET) ONLY AUCTION. A Two (2%) Buyer's Premium will be applied to the high bid placed online, to arrive at the total contract price being paid for the property. Winning bidder is required to sign the purchase agreements and deposit a ten percent (10%) non-refundable down payment based on total contract price, immediately following end of auction. Balance is due at closing on or before Friday, January 15<sup>th</sup>, 2016. Possession will be given at closing. Property is being sold "As-Is, Where Is". Statements made at time of auction take precedence over any advertising in print, online or previous statements. United Country - Kansas City Auction and Realty, its agents and representatives are acting as exclusive agents of the sellers.

**Property Inspections:** To view the property, contact the auction manager, Darrin Addison at (620) 338-0894

**United Country – Kansas City Auction and Realty**  
**Paul Light, Broker #BR00220476**  
**Darrin Addison, Agent/ # SP00225111**