

# AUCTION

*Saturday, September 18<sup>TH</sup> at 9 am*

*520 N Blaine, Wellington*

*Sellers: Effie Maxine McClure & Shirley M. Davis*



1940 Two Bedroom, 926 square feet, large kitchen w/ washer and dryer, carpet floors, paneled walls, newer windows, 50x140 city lot, 14x24 detached garage, vinyl siding

Taxes: \$787.42

Legal Description: Lot 2 Blk 10, Northwest addition Wellington

Personal Property auction at 9 am and Real Estate sold at 11 am.

**Terms:** The successful Bidder will be required to sign a purchase contract at the end of the auction and deposit **\$1000 earnest money for each property to be held in escrow at Security 1<sup>ST</sup> Title**. The earnest money will be applied to the purchase price at closing. If a successful bidder does not consummate the sale according to the contract, the earnest money will not be refunded. **Title Insurance:** Cost of title insurance will be split 50/50 between Buyer and Seller. **Closing:** Security 1<sup>ST</sup> Title, buyer and seller will split the cost of closing charged by title company. Closing will be on or before Oct 18, 2010. **Possession:** at closing. **Termites:** Inspection on home to be completed prior to auction. Buyer to receive a copy of inspection. **Taxes:** 2010 Taxes will be prorated from the 2009 tax amount from first of the year to closing date. All prior year taxes will be paid. **Agency disclosure:** J.P. Weigand & Sons, Broker and Auctioneer have not and will not be an agent of prospective bidder. Information given to Broker and Auctioneer will be disclosed to the Seller. **Sale is subject to confirmation of Seller.**

**Disclosure:** Properties are selling in their present condition and are accepted by buyer(s) without any expressed or implied warranties or representations from the seller(s) or his (her) own due diligence prior to bidding on any property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, environmental, paint and/or lead-based paint hazards, presence of mold, electrical, mechanical, plumbing and any other desired inspections, if any.

Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s).

**Announcements made the day of the auction shall take precedence over anything previously stated or printed.**



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**(800) 377-2785**



**Cathy Sheets**  
Branch Broker  
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**Rick Hopper**  
Auctioneer  
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**Ken Patterson AUCTIONS**

Terms: cash or check with approval & proper ID on personal property only. All items must be paid for before removal.  
Not responsible for accidents. Announcements made day of sale take precedence over printed matter.