

ONLINE ONLY PROPERTY AUCTION

Ends Thursday, July 8th, 2021 at 6:00 P.M.
www.MidwestLandandHome.com



3 COMMERCIAL BUILDINGS (1104 Main Street, Haddam, KS)

Legal Description: S22, T02, R01, 6th Principal Meridian, Acres 1.6, BEG 1469'W & 30'N OF SE COR SW4 TH N300' W226.83' S300' E226.83' TO POB

Tract 1: 2-Story School Building

Main Level: Office with Vault, Kitchen, Gymnasium, Men and Women's Locker Rooms, 2 Classrooms

2nd Story: 7 Classrooms

Basement: Building utilities and mechanics i.e. water heater, electrical panels, HVAC

Property Specifications: Built in 1925, 11,468 Sq. Ft., Brick, Flat Roof, Window Air Units, Gas Hot Water Heater

Tract 2: Relocatable Office Building

Main Level: 5 Rooms, Cabinet and Counter Space Area with Sink, 1.5 Bathrooms, Closets, Utility Room

Property Specifications: Built in 1995, 1,848 Sq. Ft., Wood Siding, Asphalt Shingles, Forced Heat & Air

Tract 3: Warehouse Structure & Prefabricated Storage Shed

Main Level: Storage Spaces, Restroom

Property Specifications: Built in 1950, 2,560 Sq. Ft., Block with Stucco, Metal Roof

Storage Shed: 12 x 8 Built in 1993

Tract 4: Entire Property as a Whole Including All Three Buildings and Prefabricated Storage Shed

2020 Property Taxes: Not Applicable—Due to Non Profit Organization Ownership

Viewing: By Appointment Only



For a **VIRTUAL TOUR** of this
property visit
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Listing Agent's Notes: Do you have a growing business and need more warehouse storage space? Or are you an investor looking for another project? If you answered "yes," these buildings are ideal for you! There are an abundance of things this property could be utilized for such as warehouse space, residential rental units, community rental space and much more. To view this property in person please, call Jessica at 785.562.7817 to make an appointment. **Jessica Leis - 785.562.7817 or Jessica@MidwestLandandHome.com**

Terms & Possession: This is an Online ONLY Auction. A buyer's premium of 10% of the final bid price (\$1,000 minimum) will be added to final bid price to determine the total sales price for the Property. 10% down day of the sale, balance due at closing on or before August 10, 2021. Sellers to pay 2020 and prior years property taxes. Taxes for 2021 will be prorated to the date of closing. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. In the event the property sells as three individual tracts, a survey with easements and utility meter splits will be required. The cost of the survey will be split equally between buyers and seller. The cost of the utility meter splits will be the responsibility of the buyer(s). Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. The Law Office of Elizabeth Baskerville-Hiltgen, attorney for seller, will act as escrow and closing agent. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Statements made the day of sale take precedence over all other printed materials.

Haddam Alumni Association - Seller

Midwest Land
and Home



Jessica Leis, Agent - 785.562.7817
Mark Uhlik – Broker/Auctioneer

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