

ONLINE ONLY PROPERTY AUCTION

Ends Thursday, July 15th, 2021 at 6:00 P.M.
www.MidwestLandandHome.com



COMMERCIAL BUILDING (1195 Pony Express Highway, Marysville, KS)

Legal Description: OUTLOTS, S35, T02, R07, ACRES 2.8, BEG 60'S & 30'W OF NE COR NE4 TH S344' W110' NWLY539' E525' TO POB Lot Width: 525.0 Lot Depth: 344.0

Main Level: Entry, Lobby, Kitchenette, Janitorial Room, Office Spaces, Utility Room, Men's Restroom, Women's Restroom, Storage Spaces, Large Gathering Room with Stage and Hardwood Floors

Property Specifications: Built in 1920, 11,872 Sq. Ft., Concrete Block & Metal on Wood Frame, Metal & Flat Roof, Central Heat & Air, Electric Hot Water Heater

2020 Property Taxes: Not Applicable – Due to Exempt Property Class

Viewing: By Appointment Only



For a **VIRTUAL TOUR** of this property visit
www.MidwestLandandHome.com

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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, commercial business space, 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. 10% down day of the sale, balance due at closing on or before August 20, 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. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. The Law Office of Galloway, Wieggers & Brinegar is the attorney for the seller. Pony Express Title 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.

Marshall County Veterans of Foreign Wars Community Fund - Seller

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Jessica Leis, Agent - 785.562.7817
Jeff Dankenbring – Broker/Auctioneer 785.562.8386
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