

# REAL ESTATE AUCTION



**SUNDAY, NOVEMBER 15, 2009 • 2:00 P.M.**  
**214 S BILLINGS • RILEY, KS**

**OPEN HOUSE:  
SUNDAY, NOVEMBER 1  
2 to 4 PM**

**DESCRIPTION:** Large 2 story house with detached oversized 2 car garage. Steel siding and new roof on both structures in 2007. Wrap around front porch and lots of charm. All original woodwork inside with 4 bedrooms, 1 bath, partial basement, CHCA, pocket and French doors. Floors are hardwood with open stairway and large living room and parlor and 1 bedroom downstairs. Three large bedrooms upstairs. Inside is dated, but has many possibilities. Lot size is approximately 100 X 140. Access to the garage from the alley. Property located 1 block east of Main Street.

**TERMS & CONDITIONS:** 15% earnest money deposit is due the day of the auction. Balance will be due when merchantable title and warranty deed are delivered. Closing and possession on or before December 15, 2009. Property sells in As-Is condition. All buyers' inspections are to be done prior to the auction. Sale is not contingent upon the buyer obtaining financing. Broker and Auctioneer are representing the Seller. For information contact Greg Hallgren, Broker and Auctioneer at 785-499-2897.



For pictures go to  
[www.hallgrenauctions.com](http://www.hallgrenauctions.com)

**ROBIN  
ZAK**

**The following appliances and items will sell after the real estate**  
Frigidaire refrigerator, stainless steel door, black sides, 20.6 cu ft; Frigidaire electric range, stainless steel, ceramic top both new in 2007; Magic Chef electric range, white, 36 inch wide; Maytag portable dishwasher, large capacity, near new; stainless steel work table.



Terms: Cash or  
Good Check  
Not Responsible  
for Accidents

Statements made day of auction  
take precedence over written  
materials.

**HALLGREN**

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