

# Real Estate AUCTION

**Seller: Astra Bank**



**Sunday, November 18, 2018 - 3 p.m.**

**Location:** 110 West Oak Street, Schoenchen, KS

**An open house for this property will be Sun., November 4, 2018 at 3 p.m.**

**Legal Description:** A tract of land in the Northwest Quarter (NW/4) of Section Thirty-three (33), Township Fifteen (15) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas and more particularly described as follows, to wit: Beginning at a point 641.18 feet West of the Northeast corner of the Northwest Quarter (NW/4) of the above described Section, thence South a distance of 149 feet, thence East a distance of 147.1 feet, thence North 149 feet, thence 147.1 feet to the point of beginning.



**General Description:** This former bar and grill (Earl's Bar and Grill then later the Bottle Cap) is a 1,680 square foot building with many features and possibilities. This building has a bar area, kitchen, walk-in cooler, storage room, furnace room, office and 2 restrooms. Many items included in this auction will be: handmade Oak bar, True keg station, upright freezers, glass fronted cooler, popcorn popper, stainless steel 3 bay rinse station, Norlake stainless steel prep table, stainless steel 3 bay sink, Dean deep fryers, Star flat top grill, GE oven, and Manitowoc ice machine. Other items included will be bar signage, 16 +/- banquet tables, 20+/- metal folding chairs, 10 bar stools, 50+/- stackable chairs, 30+/- wood chairs, 10+/- dining tables, 3 flat screen TVs, Touch Suite register, numerous kitchen/cooking items, serving/service items, mugs/glasses, pitchers and much more. The building has a Lennox AC/Heat unit, Rheem Guardian hot water heater and Pyrochem fire protection system. Also, included is an 18'X21' storage shed. The building is on city water and sewer, propane and Western Electric electricity. This auction will be selling as a turnkey business with all the contents selling with the real estate. Don't pass this up on auction day!



**Terms, Taxes, & Title Insurance:** Twenty percent (20%) down day of sale, balance due upon closing. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction. Seller shall pay all the 2017 taxes and prior year taxes. 2018 taxes shall be prorated to date of closing and subsequent years taxes shall be the responsibility of the Buyer. 2017 taxes were \$1,806.44. Title insurance shall be used to prove clear and merchantable title with the Buyer & Seller sharing equally the owner's policy expense. The mortgagee's policy, if required, will be the expense of the buyer.

Visit: [www.schneiderauctionservice.com](http://www.schneiderauctionservice.com) for more photos.

## Schneider Auction Service

**Col. Jason Schneider, Auctioneer**

785-650-BIDD (2433) Box 114, Schoenchen, KS 67667

This Real Estate is selling under  
the firm of  
**Hamit Land & Auction Inc.**

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