

**0.9± Acres
&
3,630 sq. ft Building
in
Butler County**

**Information Packet
1926 N. Andover Rd.
Andover, KS 67025**

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FOR SALE COMMERCIAL PROPERTY

1926 NORTH ANDOVER ROAD ANDOVER KS

B1 Commercial Office Building (Medical or general office space). Could be rezoned for another use.

.90 Acre lot

2275 sq ft top floor

1461 sq ft basement (interior & exterior access), concrete tornado room

13 front parking spaces with additional parking in back

Upstairs remodeled in 1999 with new electrical, mostly new plumbing, drywall, and insulation

Storage shed (12x12) in back

Irrigation well

Lighted sign with timer programming

Computer network cabling upstairs

Phone system with voice mail

Alarm system

Neighborhood / Tract Information

Neighborhood: 507.9
Tract: Section: 08 Township: 27 Range: 03E
Tract Description: S08 , T27 , R03E , BEG 961.1S NW/4 E264 S165 W264 N165 TO POB LESS ROW
Acres: 0.90
Market Acres: 0.90

Land Based Classification System

Function: Medical / dental office or clinic
Activity: Health care, medical, treatment activities
Ownership: Private-fee simple
Site: Developed site - with buildings

Property Factors

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
Location: Central Business District - 1
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

Appraised Values

Tax Year	Property Class	Land	Building	Total
2018	Commercial & Industrial - C	122,000	77,900	199,900
2017	Commercial & Industrial - C	119,000	54,010	173,010
2016	Commercial & Industrial - C	87,390	77,380	164,770
2015	Commercial & Industrial - C	87,390	74,960	162,350

Market Land Information

Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	0.90			00
Influence #1:		Influence #2:		Influence Override:	
Factor:		Factor:		Depth Factor:	

AGENCY: The Broker is acting as agent for the Seller only. In the event of any dispute after the sale, Results Realty auction/Realty's record of final sale shall be conclusive. All information and materials provided by Broker is subject to inspection by all appropriate parties and the Broker assumes no liability for its accuracy, errors, or omissions nor its agents, the Seller or its agents. **Prospective bidders should independently verify any information being materially relied upon in making a purchasing decision.**

Liquidate damages: If purchaser chooses not to close within the stated time herein and no written extension has been granted by the Seller, the Purchaser will forfeit all of the deposit. If such action occurs, Results Realty hereby has the right to disperse the deposit as stated in the listing agreement and the purchaser, has no claims to such money or property being sold. Liquidated damages are to cover cost of auction, cost incurred by seller, labor cost, and additional cost of auction as not defined in this agreement. These liquidated damages do not restrict the seller from suing the purchaser for performance damages and/or any additional damages the seller suffers by the default of the purchaser.

BUYER'S NOTE: Individual purchases are to be considered as singular transaction not contingent in the sale of the other properties or tracts. Results Realty reserves the right to offer the property in individual tracts, combination of tracts, as a whole or in anyway that we see fit in order for it to bring the most money for the owner. The sale of combinations supersedes the sale of individual tracts. **The decision of the Broker is final. Seller and Results Realty, reserve the right to amend any terms and conditions prior to or during the auction.**

BIDDER'S DUTY TO INSPECT: All information published, announced, or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller, the broker, or any other person or entity. Personal on site inspection of all property by potential bidders is strongly recommended. All sales are subject to the conditions and terms contained herein. The failure of any bidder to inspect, or to fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, rights-of-way, or any other information that can be obtained as public record in the county courthouse or any municipal office concerning subject properties. Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are bidding to purchase the Property "As is, Where is" with no guarantee or warranty.

Results Realty is the agent of the seller and their fiduciary duties of loyalty and faithfulness are owed to their client (the Seller).

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NOTICE TO BUYER

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

The property described is being sold in "**AS-IS, WHERE-IS, WITH ALL FAULTS**" condition. Neither Results Realty, the seller, nor their respective agents make any express or implied warranties of any kind. This listing may be withdrawn and/or modified without notice at any time.

Results Realty are Kansas Licensed Real Estate Brokers acting as agents of the Seller.

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TERMS AND CONDITIONS OF SALE

ORDER OF SALE: Final order of sale to be provided prior to the sale.

RESTRICTIONS: Subject only to (1) all City, County, and state laws, ordinances and regulations and (2) any easements, encumbrances and restrictions applicable to the Property. Seller is placing no restrictions on the property.

UTILITIES: Results Realty, nor the seller, guarantees the availability of utilities, public or private. This consists of but is not limited to: wells, septic tanks, access to public utilities or any hook up fees therewith. Confirmation of utility availability is the bidder's sole responsibility.

TAXES: Seller shall pay taxes prorated to date of closing and all prior years. Purchaser shall pay taxes prorated after closing. Tax amount TBD.

POSSESSION: At Closing.

SURVEY: See enclosed.

TITLE/CLOSING COSTS: Seller and Purchaser shall share equally in the cost of title insurance and escrow closing.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND: The real property shall be sold subject to conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and unfiled mechanic's liens, if any, and all other matters of record taking priority, subject to the rights; if any, of tenants-in-possession, and further subject to all conditions announced at the sale; and confirmation of the seller. Announcements made day of auction take precedence over previously printed material and oral statements.

CLOSING: Buyer must close on the sale of property within 30 days of signed contract. **TIME IS OF THE ESSENCE:** The entire purchase price must be paid by cashier's or certified check or wired funds at closing. No purchase is contingent on financing. Buyer is entitled to a deed for property upon full payment. Buyers should have all tests and inspections completed prior to the date that the sealed bids are due. Only the Contract for Sale of Real Estate shall set forth Seller's obligations to the successful Bidder.

ADDITION OR WITHDRAWAL FROM SALE; CONDITION OF SALE: Property selling subject to motivated seller's confirmation. The Broker reserves the right to cancel the auction up to the time prior to the final due date of bidding. If a subsequent survey by the purchaser shows a greater or lesser number of acres or square footage this will not affect the purchase or purchase price.

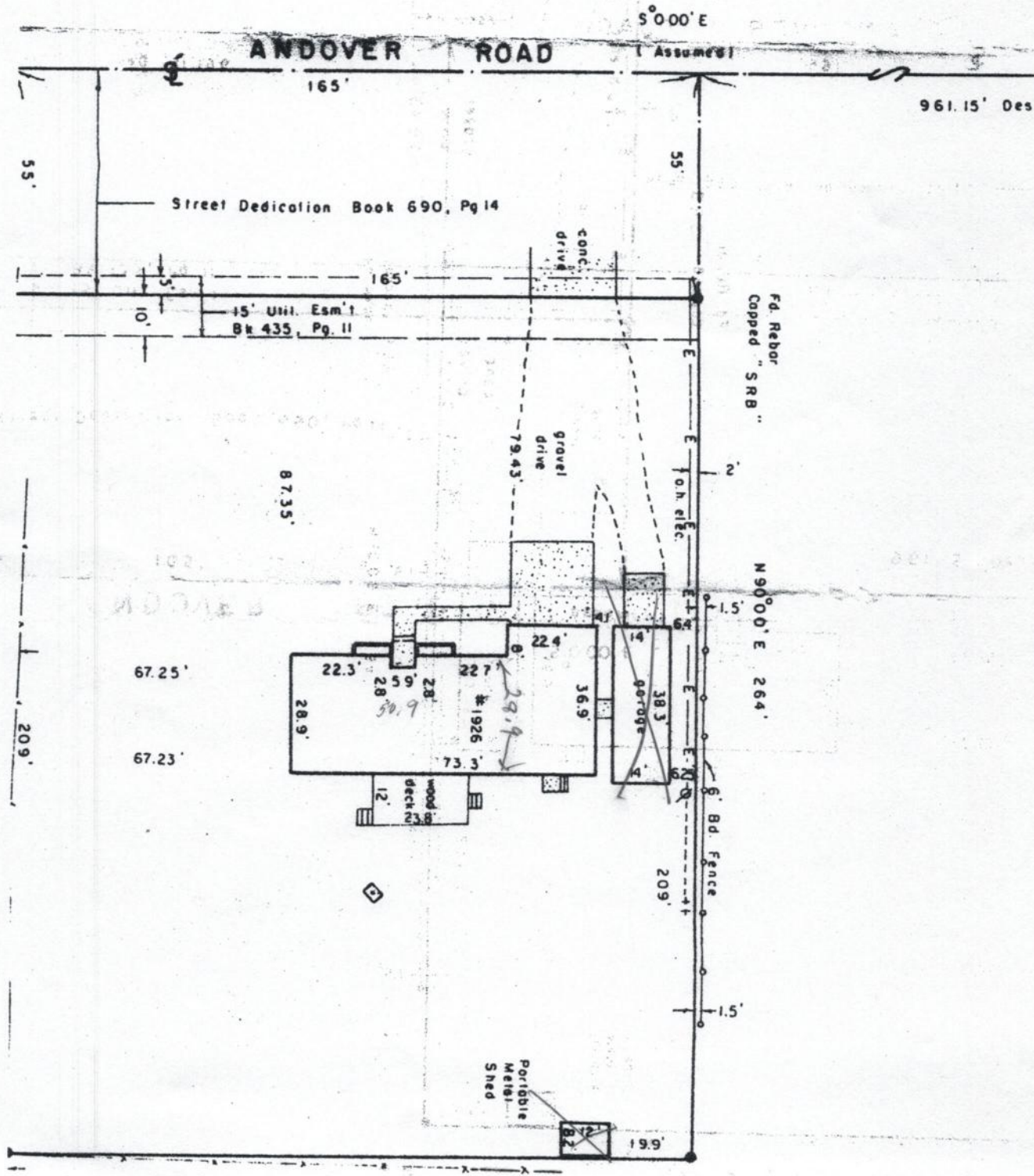
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1" = 30'
● = Corner Found



1926 N. Andover Rd
Butler County, Kansas, 0.9 AC +/-



1926 N. Andover Rd
Butler County, Kansas, 0.9 AC +/-



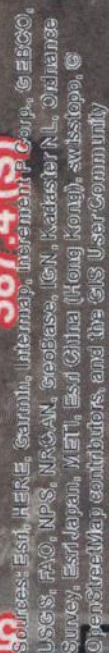
Marker

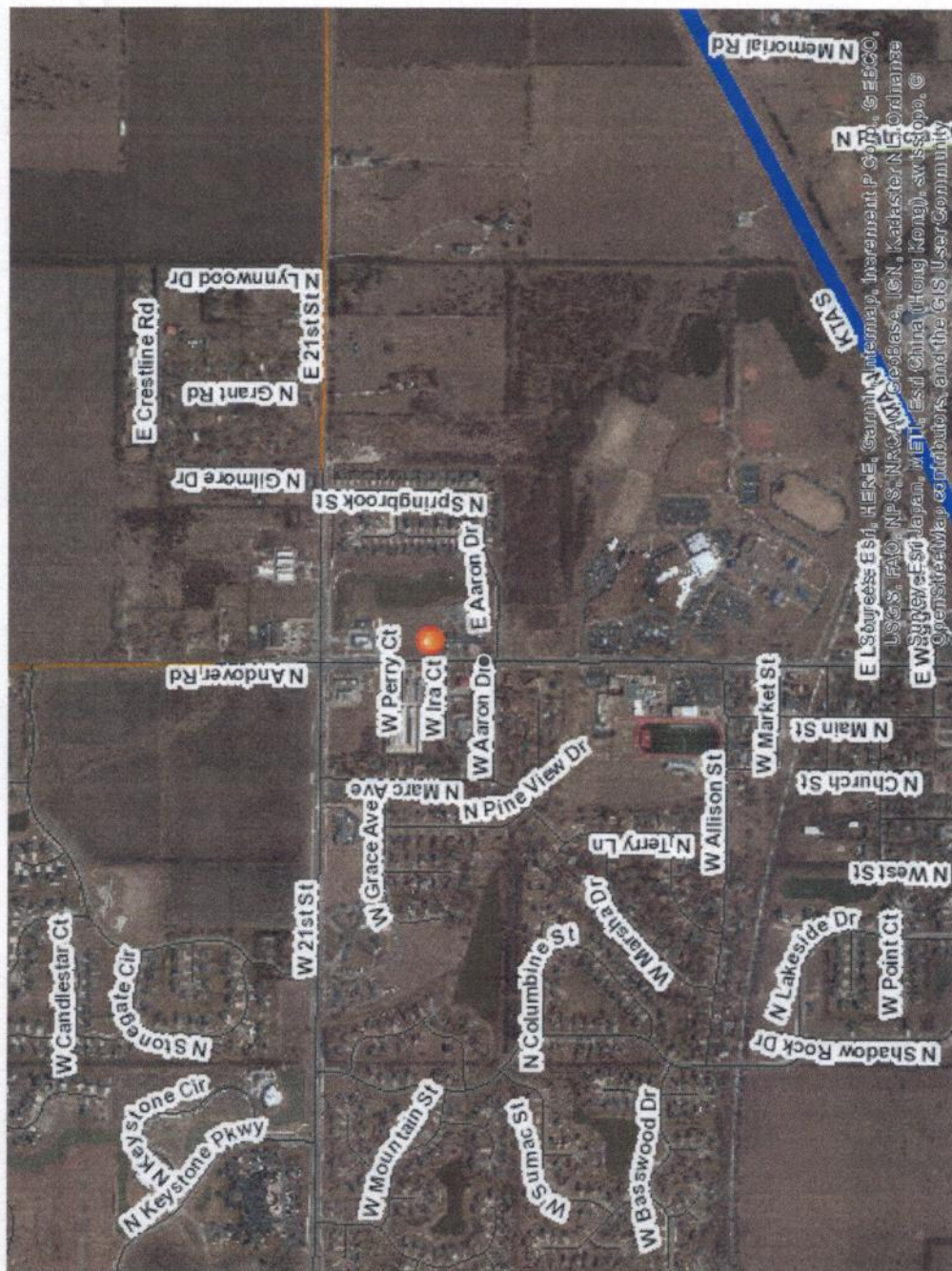
Alan Howard
P: 620.465.3499

www.resultsre.com



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.





ESource: Esri, HERE, Garmin, IntelMap, Inverment P Corp., GEBCO, USGS, FAO, NPS, NRC, NRC Canada, IGN, Kataster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

This database was last updated on 4/30/2018 at 9:30 PM

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Parcel Details for 008-303-08-0-00-00-008.01-0 - Printer Friendly Version

Owner Information	
Owner's Name (Primary):	PRESTIGE ENTERPRISES LLC
Mailing Address:	1926 N Andover Rd Andover, KS 67002-8301

Property Address	
Address:	1926 N Andover Rd Andover, KS 67002

General Property Information	
Property Class:	Commercial & Industrial - C
Living Units:	
Zoning:	
Neighborhood:	507.9
Taxing Unit:	001

Deed Information	
Document #	Document Link
0894-0045	View Deed Information
0688-0080	View Deed Information

[View Sketch Vector](#)

Apartment Information

Units	BR Type	Baths
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Apartment #1:
Apartment #2:
Apartment #3:
Apartment #4:
Apartment #5:
Apartment #6:
Apartment #7:
Apartment #8:

[illegible]

Occupy	MS Class	Rank	Quantity	Year Built	Effective Year	LBSCS	Area	Perim	Hgt	Dimensions		Stories	Phys Cond		Func	Econ	Ovr %	Reason	RCN LD	% Good	MS Value
										(L x W)											
Residential Garage - Detached	D	AV	1	1999			144	48	8	12 x 12	1	AV	AV						1610	30	1610
Components																					
Code									Units	Percentage %		Area		Other				Rank		Year	
Site Improvements	D	AV	1	1999			10		8		1	AV	AV						300	9	300
Components																					
Code									Units	Percentage %		Area		Other				Rank		Year	
Site Improvements	B	AV	1	1965			10		8		1	AV	AV						4990	16	4990
Components																					

Code	Units	Percentage %	Area	Other	Rank	Year
	6,060					

Agricultural Information [Information Not Available]	
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[This parcel record was last updated on 4/30/2018 at 6 am.](#)

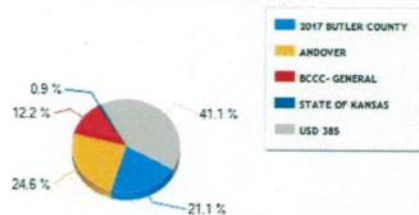
Type	CAMA Number		Tax Identification	
RL	303 08 0 00 00 008 01 0		001-945120	
Owner ID	PRES00047	PRESTIGE ENTERPRISES LLC		
Taxpayer ID	PRES00047	PRESTIGE ENTERPRISES LLC		
1926 N ANDOVER			67002-	
Subdivision	Block	Lot(s)	Section	8 Township 27 Range 03

[Current Taxes](#)
[Current Real Estate Detail](#)
[GIS Map](#)
[Print Friendly Version](#)

Statement Details

General Tax:	\$7,111.96
Specials:	\$0.00
Total Tax:	\$7,111.96
Received To Date:	\$7,111.96
Balance:	\$0.00
Interest To Date:	\$0.00
Fees:	\$0.00
Total Due:	\$0.00

Taxes by Tax Districts



Receipt Information

Receipt #	Date	Tax	Int/Fee
429413	12/8/2017	\$7,111.96	\$0.00

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

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[Back To Search Criteria](#)

Tax History Information

Type	CAMA Number	Tax Identification
RL	303 08 0 00 00 008 01 0	001-945120
Owner ID	PRES00047 PRESTIGE ENTERPRISES LLC	
Taxpayer ID	PRES00047 PRESTIGE ENTERPRISES LLC	
1926 N ANDOVER		67002-

Subdivision	Block	Lot(s)	Section	8	Township	27	Range	03
Year	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2016	0015478	001		3,349.71	3,349.71	0.00	Yes	Yes
2015	0011021	001		3,214.35	3,214.35	0.00	Yes	Yes
2014	0030922	001		3,161.55	3,161.55	0.00	Yes	Yes
2013	0025325	001		3,588.38	3,588.38	0.00	Yes	Yes
2012	0021136	001		3,524.95	3,524.95	0.00	Yes	Yes
2011	0017278	001		3,619.54	3,619.54	0.00	Yes	Yes
2010	0038212	001		3,640.81	3,640.81	0.00	Yes	Yes
2009	0033339	001		3,576.55	3,576.55	0.00	Yes	Yes
2008	0043312	001		3,539.15	3,539.15	0.00	Yes	Yes

* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Butler County Treasurer 205 W. Central Ave, El Dorado, KS 67042, (316) 322-4210

Print Current Tax Information

Type	CAMA Number	Tax Identification						
RL	303 08 0 00 00 008 01 0	001-945120						
Owner ID	PRES00047 PRESTIGE ENTERPRISES LLC							
Taxpayer ID	PRES00047 PRESTIGE ENTERPRISES LLC							
1926 N ANDOVER		67002-						
Subdivision	Block	Lot(s)						
		Section 8 Township 27 Range 03						
Year	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2017	0020709	001		3,555.98	3,555.98	0.00	Yes	Yes

* - Does not include interest, penalties and fees.

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