

+/- 28 acres

Yellow outline is approx.

## Auctions from *every* angle

### Online Auction: 3350 N. West St Wichita, KS 67205

Great commercial 28 +/- acre property with easy access to K-96 Highway. Ideal for construction or landscaping business. Perfect for large vehicle, supplies and equipment storage or lay down yard. Approx. 1 AC Limited Commercial, balance Limited Industrial. New survey is finished. Bidding starts at \$200,000.

**Bidding Begins:** 2PM CST | Monday, Oct 10, 2022

**Bidding Ends:** 2PM CST | Thursday, Oct 20, 2022

**Property Location:** From Wichita: K-96 Highway, south 1.25 miles on West St.

**Buyers Premium:** Total purchase price will include a 10% Buyer's Premium or \$4,000/minimum, whichever is greater will be added to the final bid.

**Tax Information:** Sedgwick County 2021 Taxes: \$5,208 (Approx) + \$0 Specials = \$ 5,208 (Approx)

**Minerals:** Are believed to be intact and transfer with the Buyer

**Easements:** Buyer to accept any and all easements, restrictions, roadways and right-of ways of record

**Manner of Auction:** Online. Subject to Seller approval. Seller has authorized the listing brokerage firm to submit any offers to Seller prior to auction. In the event an offer is accepted, brokerage will withdraw the property and cancel the auction.

**Earnest Money:** \$ 40,000 payable to Kansas Secured Title in the form of a personal, business, cashier's check or by wire the day after the auction end and will be applied to purchase at closing. Earnest money deposits are non-refundable. Your bidding is not conditional on financing.

**Closing:** On or before 11/21/2022 at Kansas Secured Title, 10616 Maple St, #700, Wichita, KS, 67209

**Possession:** Upon closing

**Broker Registration:** A 3% commission will be paid to qualified, licensed Kansas real estate brokers whose prospects are the successful bidders at the auction at close on the property. Broker's Registration Form must be received before Buyer bids and by 24 hours before the last day of auction. No exceptions. See Broker Registration Form for more details.

### For more information

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