



Auctions from *every* angle

**Online Auction: 7 N. Beech Road
Wichita, KS 67206**

Forest Hills Home w/Backyard Oasis! Gorgeous brick home in desirable Forest Hills Addition. 6 BR, 2 full BA, 2 half-baths. The main level of the home features the main suite bedroom & bath, living rm, kitchen plus 2 additional BR & half-bath. It also has the original hardwood floors. The upper level has 2 BR, a full BA plus a living space perfect for a reading nook! The basement has family rm, BR, half-bath, separate laundry rm & a lg storage rm. The backyard has an inground vinyl lined pool w/ diving board & new (2021) automatic pool cover. Enjoy the newly constructed detached oversized 2-car garage that doubles as a pool house for outdoor entertaining w/stairs to extend to the second level that could be finished off for a guest suite or man cave! The roof was replaced in 2018 w/impact resistant shingles. The sellers have repainted the main floor, updated light fixtures throughout the home and added brand new 6-inch gutters on the exterior of the home. Bidding starts at \$150,000.

Bidding Begins: 2PM CST | Tuesday, February 7, 2023

Bidding Ends: 2PM CST | Thursday, February 16, 2023 (Live video starts 1:30 PM)

Property Location: Wichita: From Webb Rd, west on Central, south on Liden Dr, east on Sequoia Dr, north on Beech to home on west side.

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 2022 Taxes: \$3,618.72 + \$8.38 Specials = \$ 3,627.10

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

Open House: Sunday, February 5th, 2023 2-4 PM

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

Earnest Money: \$ 30,000 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 3/16/23 at Kansas Secured Title, 10616 Maple St, #700, Wichita, KS

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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