



Online Auction: 524 W. Shirk Wichita, KS 67213

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.

This centrally located home is a great option to add to your investment portfolio or to consider for a first time buyer! This home was previously rented for \$750/month and offers a great floor plan and plenty of storage options in the backyard. Several large trees have been cut and removed to prevent damage to the home and neighbors property. City has added sandy areas by river that may be great for kayaking. All kitchen appliances pictured will stay. Roof was replaced in August 2021 and new carpet just added in living room & bedrooms. Bidding starts at \$15,000. For more information please visit our website and the Property Information Packet available online.

Bidding Begins: 2PM CST | Monday, March 20, 2023

Bidding Ends: 1:30 PM CST | Wednesday, March 29, 2023 Live video starts at 1 PM CST

Manner of Auction: Online only. 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.

Property Location: From Harry & Palisade, north on Palisade, west on Shirk. Home is on north side of street.

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: \$ 452.15+ \$ 8.38 Specials = \$ 460.53

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

Earnest Money: \$ 5,000 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 4/28/2023 Kansas Secured Title, 10616 Maple St, #700, Wichita, KS

Possession: Upon closing and funding. Tenants rights.

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 Client/Buyer bidding. Under no circumstances will the broker registration be allowed the last day of bidding. No exceptions. See Broker Registration Form for more details.

For more information

Genni Trilli

Listing Agent

genni.t@langere.com

316.558.0067

Do you need financing?

At Equisset, we offer a range of financial solutions you can't find anywhere else. We can help you be a qualified buyer and provide a different choice to traditional banking. Let our experts help you with the capital you need.

Call 316.529-3100 or sales@equisset.com

This property is selling As-Is-Where-Is, in its present condition and will be accepted by the Buyer(s) without any expressed or implied warranties or representations from the Seller(s) or their agent(s). Please visit our website for more information.

If you would like to receive information for future auctions, visit our website at www.Langere.com/Auctions or email: team@langere.com

