

REAL ESTATE AUCTION

SATURDAY 13TH OF OCTOBER @ 11:00 A.M.
2241 S. RICHFIELD, WICHITA, KS 67207
(NE OF PAWNEE & GREENWICH)



1,960 sq. ft. unfinished house, 20' x 48' Detached Garage on a Fenced 1-Acre Lot

The interior is unfinished with an open 20' x 20' kitchen/dining area. Vaulted ceilings in the foyer. New basement with 8" thick walls, two daylight windows, a concrete storm shelter under the front porch, New 200 amp service panel. The original house was built in 1956 and has been added on to at the back recently. The addition is 12' x 50' and was constructed with PolySteel forms giving the back R-22 insulation value. The house has been updated with vinyl windows and the front is finished partially with stone. The detached garage is 20' x 48' with an overhead door on the front and double doors on the side with an additional walk in door also on the front. Fully chain fenced 1-acre yard. The property is being sold due to health issues from the owner who is unable to complete it.

This property represents a real opportunity to finish the house exactly the way you want it.

OPEN HOUSE Sunday Oct. 7th 2:00 - 4:00 p.m.

\$2500 non-refundable earnest deposit required at contract signing, day of sale. Closing on or before November 13, 2018. The property is sold in as-is condition without warranty expressed or implied. Buyers are encouraged to have all inspections done prior to the auction. The contract shall not be subject to financing, inspections, appraisal or interim maintenance. Preliminary title work provided by Security 1st Title. Security 1st will be the closing agent. Taxes will be prorated to the day of closing. Closing fee and title insurance will be shared equally between buyer and seller. Auctioneer/agent is representing the seller.

10% Buyer's Premium

PAT DREILING, AUCTIONEER (316) 761 1954

KELLER WILLIAMS HOMETOWN PARTNERS