

ABSOLUTE AUCTION

SATURDAY, NOVEMBER 7, 2020 AT 10 AM

ON SITE AT 3852 E PAWNEE CT, WICHITA

Open Houses: Sunday, November 1st, 2 PM to 4 PM & Monday, November 2nd, 5 PM to 7 PM



Solid well cared for 1326 square feet, 3 bedrooms, 1 bath, contemporary home. Woodburning fireplace in living room and hardwood flooring in all bedrooms.

All appliances stay. Large sprinkled back yard with large composite deck!



Legal: Lot 17, Murray's 3rd Addition

Terms: The successful Bidder will be required to sign a purchase contract at the end of the auction and deposit \$2500 **in earnest money to be held in escrow at Kansas Secured Title**. The earnest money will be applied to the purchase price only at closing. **Offer is not subject to financing.** If a successful bidder does not consummate the sale according to the contract, the earnest money will not be refunded. **Closing:** Payment is cash at closing on or before December 7, 2020. Cost of title insurance and closing fee will be split 50/50 between Buyer and Seller. **Possession:** at closing. **Taxes:** Taxes are \$1059.38, and specials are \$7.80 and will be prorated for 2020 from first of the year to closing date. All prior year taxes will be paid by Seller. **Agency disclosure:** J.P. Weigand & Sons, Broker and Auctioneer have not and will not be an agent of prospective bidder. Information given to Broker and Auctioneer will be disclosed to the Seller. **Disclosure:** Properties are selling in their present condition and are accepted by buyer(s) without any expressed or implied warranties or representations from the seller(s) or his (her) own due diligence prior to bidding on any property. It is the responsibility of the prospective purchaser(s) to conduct his or her independent inspections, investigations, inquiries, and due diligence concerning the property prior to the auction day. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/Auctioneer(s). **Announcements made the day of the auction shall take precedence over anything previously stated or printed**



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