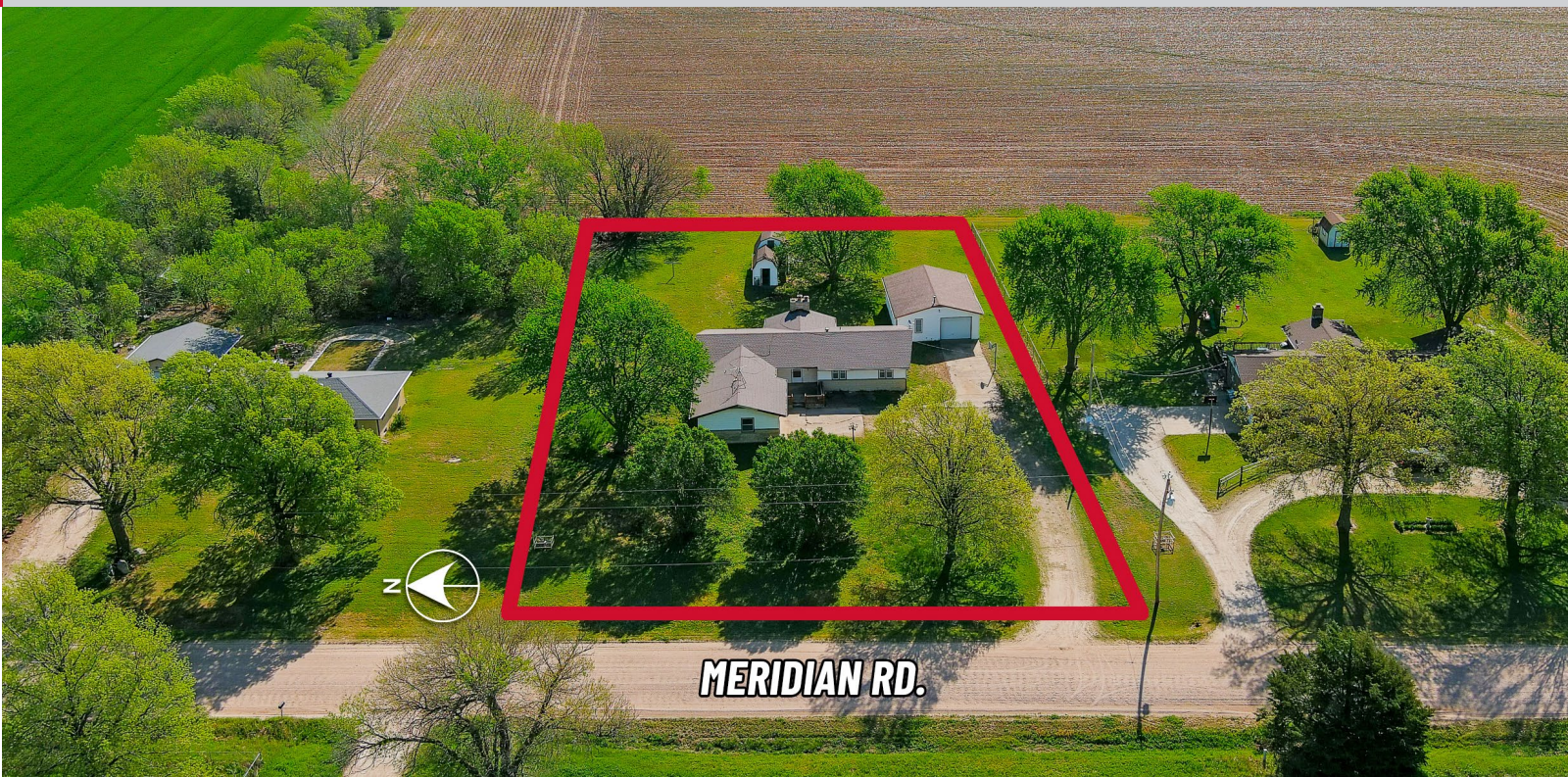


WEIGAND ABSOLUTE AUCTION

Bidding Ends Thursday, May 23rd, 2024 at 2:00 PM CT

1418 N. Meridian Road, Peck, KS 67120

Register & Bid Online at [WeigandAuctions.com](https://www.WeigandAuctions.com)



RANCH HOME IN A QUIET, RURAL SETTING ON 0.9± ACRES

SITE SIZE
0.9± Acres

HOUSE SIZE:
AGLA: 1,852 SF
BASEMENT: 800 SF
TFLA: 2,652 SF

OF BEDROOMS
3

OF BATHROOMS
3

YEAR BUILT
1966

GARAGE
2 CAR ATTACHED

OUTBUILDING
34'X26' DETACHED

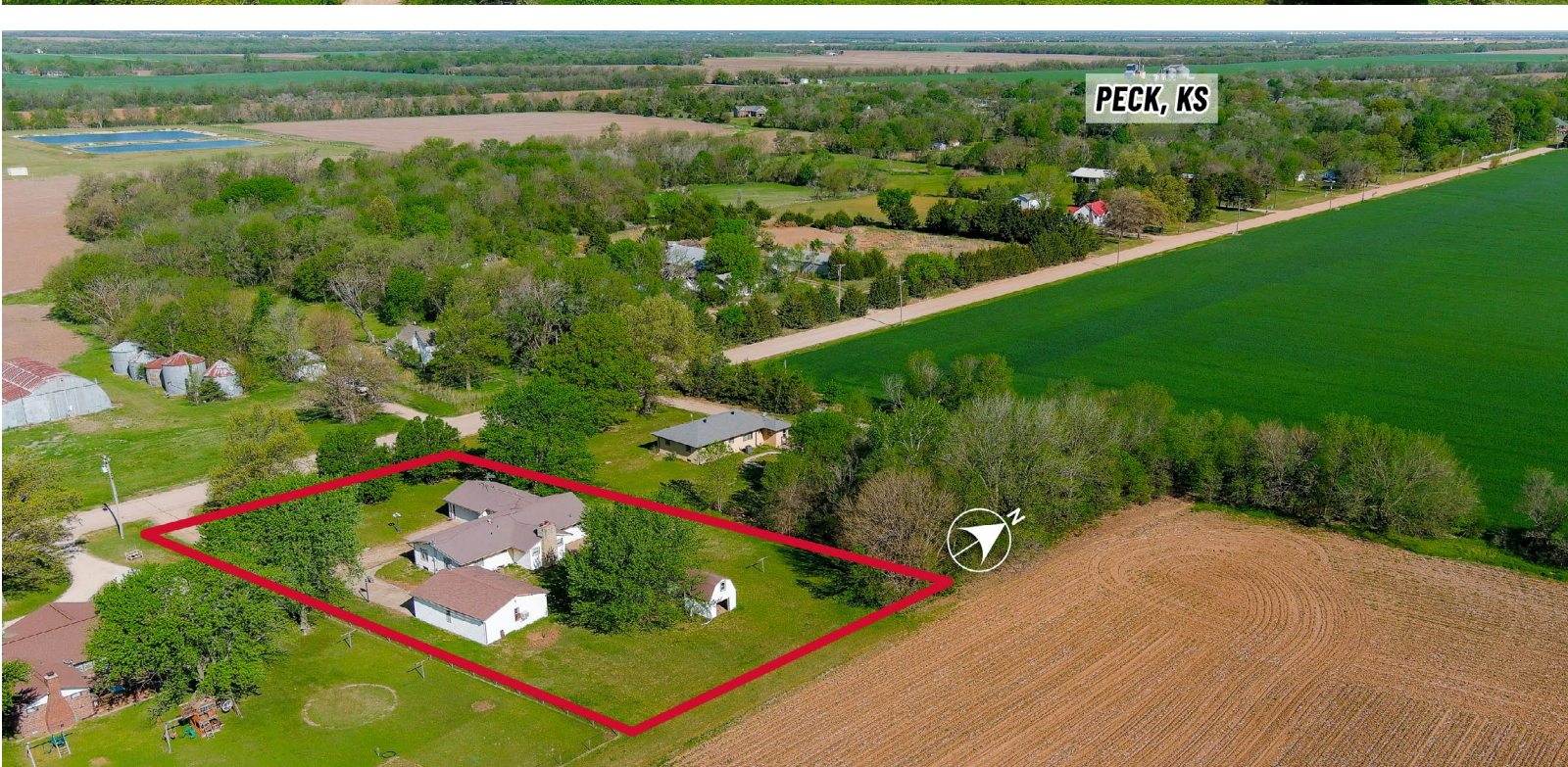
SCHOOL DISTRICT
USD 263 MULVANE

2023 TAXES
GENERALS: \$3,752.54

PROPERTY HIGHLIGHTS

This sprawling ranch on just under an acre has so much potential! Three bedrooms and three full bathrooms are on the main floor. The living room, kitchen, dining room, and office will give you all the extra room you need.

The basement has a rec room, family room and an additional finished room. Main floor laundry is a plus! The two car attached garage is oversized. There is also a detached 34'x26' outbuilding. Country living at its best!



J.P. Weigand & Sons, Inc. – Auction
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com

Stephanie Carlson, Realtor®
316-722-6182 | scarlson@weigand.com

AUCTION PROCEDURE: Absolute auction with online bidding by approval only. Bidding will remain open until 3 minutes have passed without receiving another bid. Brokerage reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of certified or personal check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of the auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgement, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by brokerage to the broker properly registering and representing the successful bidder.

WEIGAND ABSOLUTE AUCTION

1418 N. Meridian Road, Peck, KS 67120

Bidding Ends Thursday, May 23rd, 2024 at 2:00 PM CT

Register & Bid Online at [WeigandAuctions.com](https://www.WeigandAuctions.com)



J.P. Weigand & Sons, Inc. – Auction
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com

Stephanie Carlson, Realtor®
316-722-6182 | scarlson@weigand.com

AUCTION PROCEDURE: Absolute auction with online bidding by approval only. Bidding will remain open until 3 minutes have passed without receiving another bid. Brokerage reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of certified or personal check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of the auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall only rely on their own information, judgement, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by brokerage to the broker properly registering and representing the successful bidder.