

WEIGAND ABSOLUTE AUCTION

Bidding Ends Tuesday, July 16th, 2024 at 2:00 PM CT

120 S. Gorin Ave., Clearwater, KS 67026

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



Charming Bungalow in the Heart of Clearwater

MLS #:
640453

SITE SIZE:
7,120 SF

HOUSE SIZE:
1,291 SF

OF BEDROOMS:
2

OF BATHROOMS:
1

YEAR BUILT:
1949

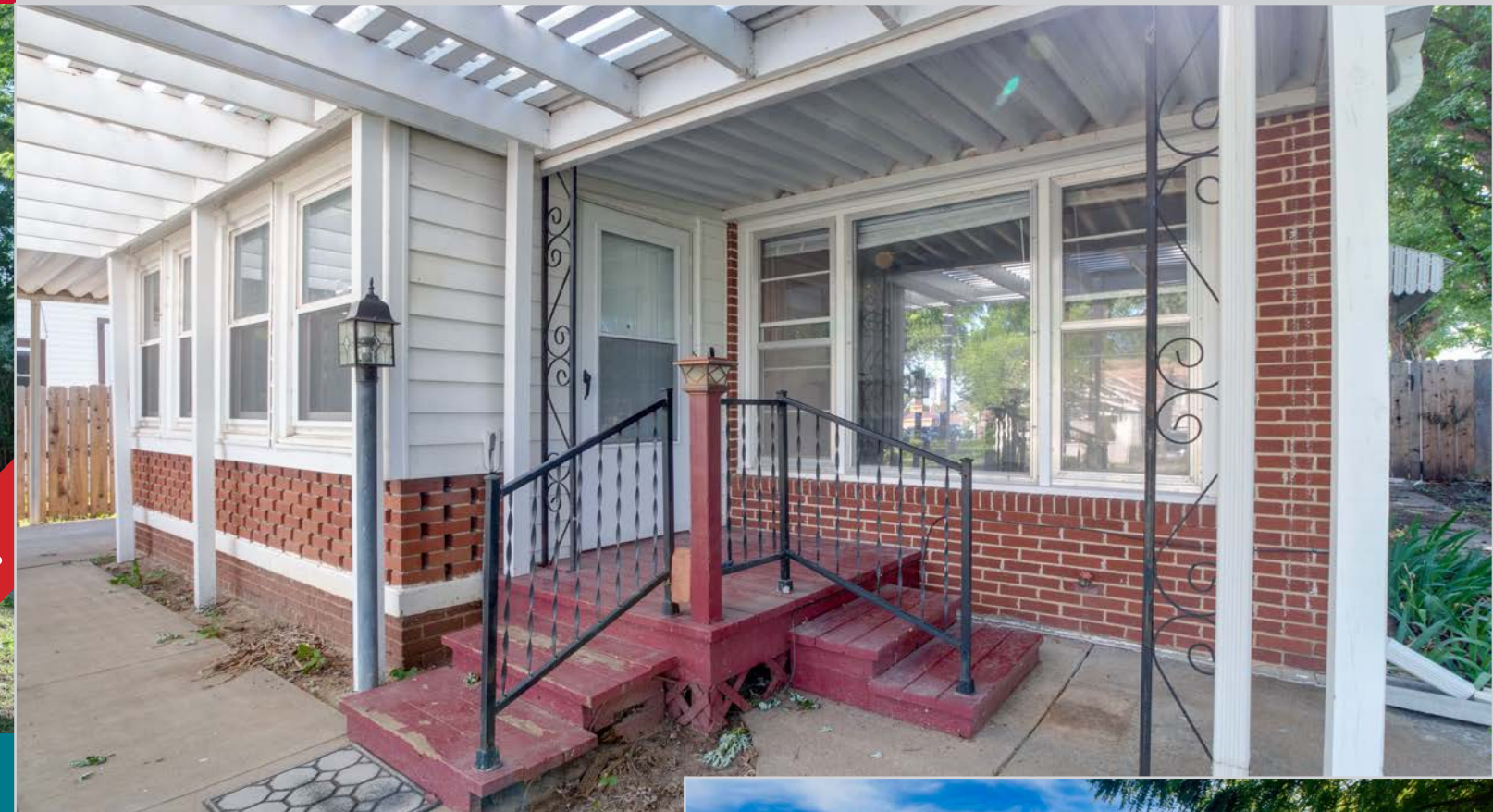
GARAGE:
OVERSIZED 1 CAR

SCHOOL DISTRICT:
USD 264 CLEARWATER

2023 TAXES:
GENERALS: \$2,415.51
SPECIALS: \$8.38

PROPERTY HIGHLIGHTS

This 2 bedroom, 1 bath all brick ranch is ready for a new owner. The interior features original hardwood flooring that spans the living room, hallway and bedrooms. The bathroom has been updated with a walk-in shower and new toilet. The kitchen/dining area is spacious, and boasts an eating bar, pantry and plenty of countertop space. All kitchen appliances stay, as well as the washer and dryer. Additionally, the backyard is fully fenced with an entrance to the one car, oversized garage. There is an attached carport on the front of the house for even more car coverage. Located within walking distance of schools, the park, the pool and restaurants. Set up your private showing today!



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, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. Property is subject to sale prior to the completion of the auction. **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.

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