

WEIGAND

AUCTION

3 BEDROOM, 1 BATH HOME – ANDOVER SCHOOLS

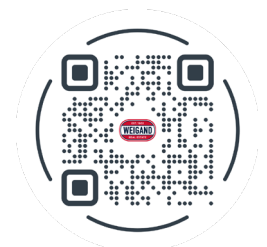
621 S. Ruth Ave., Andover, Kansas 67002 | Butler County

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

Bidding Ends Thursday, June 5th @ 2 PM, CT



OPEN HOUSE: Sunday, May 18th, 2:00 - 4:00PM



**SCAN TO REGISTER
& BID ONLINE**



Weigand Real Estate – Auction

150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Trevor Burford, Auctioneer

316-292-3916

tburford@weigand.com

Annie Pfeifer, REALTOR®

316-648-3850

apfeifer@weigand.com

AUCTION PROCEDURES: Auction is subject to seller's confirmation. Online bidding is by approval only. Bidding will remain open until two (2) minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction 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 ten percent (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 deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to and held in escrow by a title company to be named. The balance of the purchase price will be paid in certified funds at closing. **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 three percent (3%) of the final bid price will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit [WeigandAuctions.com](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

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PROPERTY OUTLINES
ARE ESTIMATED.

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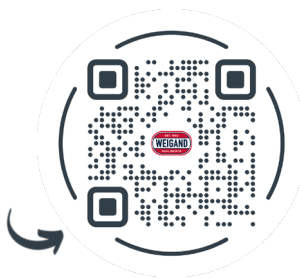
MLS # 654543
TFLA 1,471± SF
BEDROOMS 3*
BATHS 1
GARAGE 2 Car Detached
SCHOOLS USD 385 Andover
2024 TAXES Gen.: \$2,421.88
Specials: \$0.00

*Butler County, KS Property Records

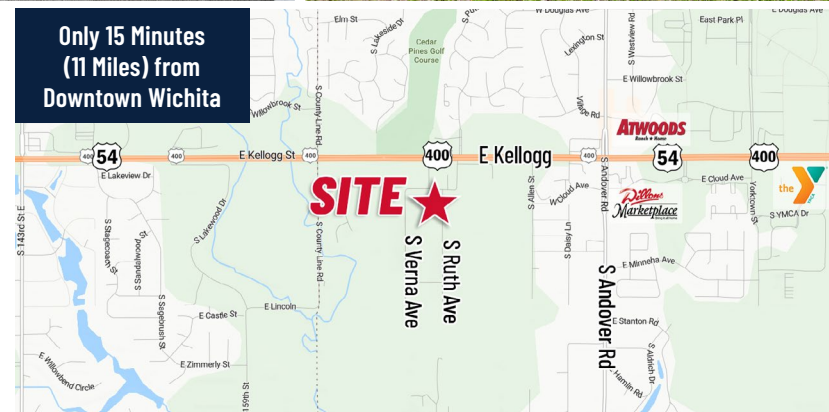
PROPERTY HIGHLIGHTS

- Situated on a ½ acre lot.
- Stainless steel appliances transfer to buyer including washer and dryer.
- Oversized, detached 24' x 28' garage.

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& BID ONLINE**



Only 15 Minutes
(11 Miles) from
Downtown Wichita



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