

WEIGAND 2 SINGLE FAMILY HOMES – ADD TO YOUR RENTAL PORTFOLIO

AUCTION

Register & Bid Online at WeigandAuctions.com

Bidding Ends Thursday, June 17, 2025

3334 S. SENECA ST., WICHITA, KS 67217



ABSOLUTE

OPEN HOUSE: Sunday, June 1, 2:00 - 4:00 PM

PROPERTY OVERVIEW

MLS # 655449
AGLA 1,729± SF (Per Owner)
BEDROOMS 2
BATHS 1
SCHOOLS USD 259 Wichita
2024 TAXES Generals: \$1,691.81
 Specials: \$5.00



Bidding Ends Thursday, June 17, 2025 @ 2:00 PM

1002 S. IDA AVE., WICHITA, KS 67211



OPEN HOUSE: Friday, May 30, 1:00 - 3:00 PM

PROPERTY OVERVIEW

MLS # 655447
AGLA 672± SF
BEDROOMS 2
BATHS 1
SCHOOLS USD 259 Wichita
2024 TAXES Generals: \$564.54
 Specials: \$5.00



Bidding Ends Thursday, June 17, 2025 @ 3:00 PM



Weigand Real Estate – Auction
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Trevor Burford, Auctioneer | 316-292-3916 | tburford@weigand.com

AUCTION PROCEDURES: Online bidding is by approval only. Bidding will remain open until three (3) 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. The sale of the property at auction shall not be contingent upon the Buyer obtaining financing or insurance. The Buyer acknowledges and agrees that the purchase is being made on a non-contingent basis and that failure to secure financing or insurance shall not relieve the Buyer of any obligations under the terms of the sale. 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. Possession is subject to tenant rights. **IMPORTANT NOTICE TO ALL BIDDERS:** Seller is a licensed real estate salesperson in the State of Kansas. 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. Any personal property currently on the premises is excluded from the sale. 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 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 for a detailed explanation of Terms and Conditions.

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PROPERTY HIGHLIGHTS

- Main home is 1,089 SF with 2 bedrooms and 1 bath.
- In-law suite is 640 SF with 1 bedroom (+ 1 non-conforming) and 1 bath.
- Main home kitchen features new cabinets and countertops, gas oven/stove, and refrigerator.
- Circle driveway with 2-car attached garage.
- Main dwelling and in-law suite vacated April 2025 and May 2025. Units previously leased \$1,040.00 and \$800.00 respectively. Lease rates included all utilities, trash, and lawn care.



SCAN TO REGISTER
& BID ONLINE

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PROPERTY HIGHLIGHTS

- Opportunity to add to your rental portfolio.
- Two minute drive to Wichita's Old Town, Douglas Design District, and INTRUST Bank Arena.
- Corner lot.
- New air conditioner in 2022 and new water tank in 2023.
- Kitchen features all-new stainless steel appliances.
- Remodeled in 2024 including kitchen and bathroom.
- Currently leased at \$725/mo. thru August 2025.



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DEMOGRAPHICS



158,032
Population
(5 Miles)



33.8
Median Age
(5 Miles)



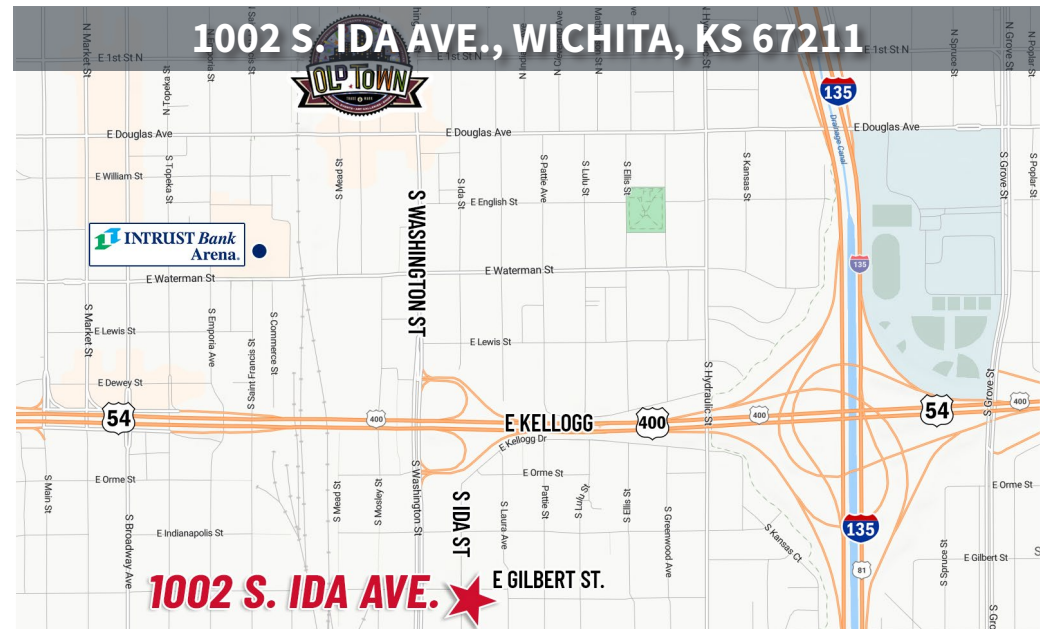
\$63,569
Avg. HH Income
(5 Miles)



5,814
Total Employed
(5 Miles)



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DEMOGRAPHICS



46,149
Population
(5 Miles)



38.9
Median Age
(5 Miles)



\$128,090
Avg. HH Income
(5 Miles)



15,793
Total Employed
(5 Miles)



A Quick 2 Minute
Drive to Old Town!

Great Central Location!
Be anywhere within Wichita
in 15 minutes!

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