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A-2731670



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ONLINE HOME AUCTION

636 N. Belmont Ave | Wichita, Kansas

Bidding Starts: October 30, 2026 at 8:00 AM
Bidding Ends: November 5, 2026 at 12:00 PM

Highlights:

- Shaded backyard with Pavilion
- Fenced backyard
- Covered porch



For additional information, please contact:
Gavin Seiler, Agent
GSeiler@FarmersNational.com
(316) 250-4460

Property Information

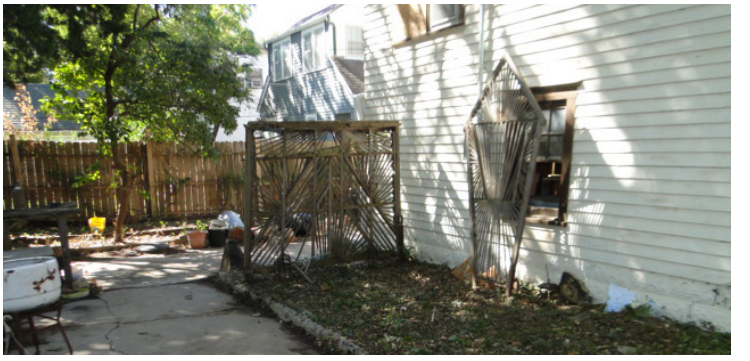
Residential Description: The home is a 2-bedroom, 1-bath home with a small, covered porch and a nice-sized backyard with a pavilion. Inside there is a large living room, formal dining, kitchen, bedroom and a newly remodeled bathroom with a walk-in shower that is almost complete. The unfinished basement provides for a substantial amount of storage and/or workspace. Although this is certainly a fixer-upper, it offers a lot of potential for the right person. THIS PROPERTY IS BEING OFFERED IN AN ON-LINE ONLY AUCTION. THE PROPERTY WILL BE SOLD IN AN "AS IS WHERE IS" CONDITION. This property currently has significant fire damage to the inside and outside of the house. Some cleanup and remediation has been completed. Currently there are no active utilities at the home. The bidding for this property will begin on October 30, 2026, AT 8:00 a.m. and conclude on November 5, 2026, at 12:00 p.m. The registration, bidding and terms of the auction will be on the Seller Agent's Website. The property will be open for preview on October 25, 2026, from 2-4 pm, or by appointment. There will NOT be a buyer's premium applied to this property. Final Sale is subject to Seller's approval or rejection. The earnest money (10% for final accepted bid) will be due from the high bidder in the form of a check or immediately available, certified funds at the completion of the auction when the contract is signed.

Directions to Property: From Central and Hillside, go east on Central to Belmont, then North on Belmont to the property.

Property Description: Nice sized shaded lot with fenced backyard and a small pavilion for gatherings.

Lot Size: 0.16 acres **Taxes:** $1,492.05





Room	Room Level	Size/Description
Living Room	Main Floor	12 x 23, wood flooring, gas fireplace, fire damage
Kitchen	Main Floor	9 x 13 vinyl flooring, laminate counter tops, refrigerator, stove/oven and dishwasher, Fire Damage
Master Bedroom	Upstairs	10 x 10, Wood flooring, Fire Damage
Full Bathroom	Upstairs	7 x 7, Tile floor, walk-in shower
Dining Room	Main Floor	10 x 11, Wood flooring, Fire Damage
Bedroom	Upstairs	11 x 12, Wood Flooring, Walk-in Closet, Fire Damage
Basement	Basement	19 x 23, Concrete Flooring, wooden shelving/table
Bonus Room	Upstairs	11 x 12, Wood Flooring
Storage	Main Floor	11 x 23, Concrete

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.













Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 4, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Security 1st Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 4, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Security 1st Title.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Friday, October 30, 2026 at 8:00 AM until Thursday, November 5, 2026 at 12:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Joanne M. McClelland Rev. Trust

Online Bidding Procedure: This online auction begins on Friday, October 30, 2026 at 8:00 AM. Bidding closes on Thursday, November 5, 2026 at 12:00 PM.

To register and bid on this auction go to: www.FNCBid.com

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

FARMERS NATIONAL COMPANY

LEADERS IN LAND