

FOR SALE BY BIDS



HIGHLIGHTS:

- Three bedroom, three and one-half bath home
- Well-established neighborhood
- Mature trees, fenced backyard, and covered patio
- Finished basement and built-in sauna

A-31377

7837 Pagent Lane • Wichita, Kansas

BID DEADLINE: 2:00 PM CT • Wednesday, November 6, 2019

Contact Agent for Additional Details!

Property Showing: Saturday, October 19 • 8:00 AM - 12:00 PM

Property Location: South from Central and Rock Road to Pagent. Right on Pagent to residence.



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For additional information, please contact:

Gavin Seiler, Real Estate Sales
Andale, Kansas
(316) 250-4460

GSeiler@FarmersNational.com

www.FarmersNational.com/GavinSeiler



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PROPERTY INFORMATION

Property Description: Three bedroom, three and one-half bath home with a two-car attached garage in a desirable east side neighborhood. This home offers a fenced backyard with a covered patio and mature trees. The home also offers a large finished basement with your own personal sauna.



Lot Size: 11,425 sq ft / .26 acres

2018 Taxes: \$3,072.33

Association Fees: \$230.00 per year

Estimated Room Sizes:

Master Bedroom:	17 x 14
Second Bedroom:	13 x 11
Third Bedroom:	14 x 11
Living Room:	16 x 12
Family Room:	20 x 15
Dining Room: (formal)	11 x 11
Kitchen: (refrigerator, stove, dishwasher, garbage disposal)	11 x 11
Basement Family Room: (wet bar)	15 x 31
Basement Storage Room: (large with counter and sink)	12 x 26
Basement Bath: (full - shower)	6 x 10
Basement Bonus Rooms (two)	11 x 13 and 12 x 16
Fireplace: (two, wood - upstairs family room and downstairs family room)	



FOR SALE BY BID TERMS

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

Taxes: Real estate taxes will be prorated to date of 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 on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on December 6, 2019 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required by the successful bidder. 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 in their trust account.

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

Closing: The sale closing is on December 6, 2019 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 tract. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Bid Procedure: Written bids will be received at the office of Gavin Seiler, P.O. Box 1, Wichita, Kansas 67201, or by email: GSeiler@farmersnational.com, until 2:00 PM CT on November 6, 2019.

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 Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller 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 by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller 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: John B. and Colleen L. Wooley Rev. Liv. Tr.



Bid Form

RE: 7837 Pagent Lane, Wichita, Kansas 67206

I/we hereby offer \$ _____ for the above referenced property. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name

Address

City

State

ZIP code

Telephone number

Cell phone number

Email

Return no later than 2:00 PM CT, Wednesday, November 6, 2019.

Mail or email bid to:

Gavin Seiler
Farmers National Company
P.O. Box 1, Wichita, Kansas 67201

Email: GSeiler@farmersnational.com

Telephone: (316) 250-4460

