

A-31396



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# FOR SALE BY BIDS

**633 N. Broadmoor Avenue, Wichita, Kansas**

**BIDS DUE: Tuesday, March 19, 2024 by 2:00 PM CST**

**Contact Agent for Additional Details!**

**Showing Scheduled through Broker Bay: 1-888-874-0581**

## Highlights:

- **Four-bedroom, three-bath home**
- **Fenced backyard with patio**
- **Quiet neighborhood, close to shopping**



**For additional information, please contact:**

**Gavin Seiler, Agent | (316) 250-4460**

**[GSeiler@FarmersNational.com](mailto:GSeiler@FarmersNational.com)**

# Property Information

**Location:** From Central and Rock Road, go west to Broadmoor, go north to the property.

**Lot Size:** .34 acres    **2023 Taxes:** \$4,705.54

**Property Description:** Come see this nice home in an older, well-established neighborhood on the east side of Wichita. This home offers a large formal living room, family room with a fireplace, formal dining room, four bedrooms, three full baths, large kitchen with additional eating area and laundry room, all on the main floor. The partial basement has another family room with bar, office and a large storage room. The property has a large fenced back yard with a concrete patio that is shaded by many trees. **Don't miss out on bidding on this property. The home is being sold by "Sealed Bid" auction and is being sold "as is where is." Schedule an appointment to see this property!**



### Estimated Room Sizes

Master Bedroom	Main Floor	14' x 15'	Dual closets, window coverings, carpet
Bedroom	Main Floor	11' x 12'	Window coverings, carpet
Bedroom	Main Floor	10' x 12'	Window coverings, carpet
Bedroom	Main Floor	11' x 15'	Window coverings, walk-in closet, carpet
Living Room	Main Floor	13' x 20'	Window coverings, carpet
Family Room	Main Floor	15' x 25'	Fireplace/ gas starter, carpet and wood flooring, wet bar
Dining Room	Main Floor	12' x 13'	Window coverings, carpet
Kitchen	Main Floor	11' x 24'	Window coverings, refrigerator, double oven, range, vent hood, dishwasher
Laundry Room	Main Floor	5' x 11'	window coverings, tile, electric hookup, sink
Family Room	Basement	13' x 19'	Carpet
Office	Basement	11' x 13'	Carpet, book shelves

## 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 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 April 19, 2024 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 Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on April 19, 2024 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 as a total unit. 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, Agent, P.O. Box 1, Wichita, Kansas 67201, or by email: [GSeiler@FarmersNational.com](mailto:GSeiler@FarmersNational.com), up to Tuesday, March 19, 2024 at 2:00 PM CST.

**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:** Gerarda De Bakker Rev. Trust



# Bid Form

633 N. Broadmoor Avenue, Wichita, Kansas 67206  
Sedgwick County, Kansas  
A-31396

Legal Description: LOT 5 BLOCK B WOODLAWN VILLAGE 3<sup>RD</sup>. ADD.

I 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 CST, Tuesday, March 19, 2024, to:**

Agent Name: Gavin Seiler  
Farmers National Company  
Address: P.O. Box 1, Wichita, Kansas 67201  
Email: GSeiler@farmersnational.com  
Telephone: (316) 250-4460

