



SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

0.21± Acres, Butler County, Kansas

BIDS DUE: Thursday, November 21, 2024, by 2:00 PM

OPEN HOUSE: Sunday, November 3, 2024, from 2:00-4:00 PM

Contact Agent for Additional Details!

Highlights:

- Three-bedroom, one-bathroom home
- Concrete patio
- Quiet neighborhood; close to shopping and schools



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

Property Information

Property Location:

From 6th Avenue and Orchard Street, go south on Orchard Street to the home. Property address: 434 N Orchard Street, El Dorado, Kansas 67042

Property Description:

Come see this home in an older, well-established neighborhood on the north side of El Dorado. This home offers three bedrooms, one bathroom, with a living room, kitchen, and large family room with fireplace. The property has a large yard with a concrete patio at the back of the home. There is a detached garage and additional small storage buildings at the back of the property. 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.

Residential Description:

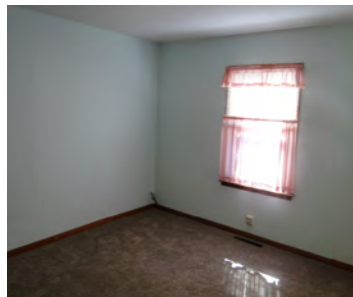
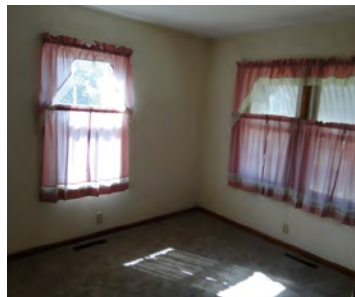
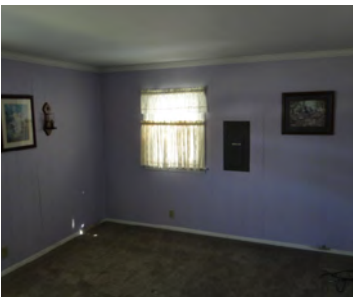
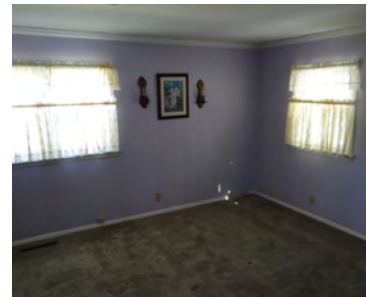
Close to shopping and within walking distance to the elementary school.

Community Features:

Close to shopping, restaurants, and schools.

Taxes:

- \$2,172.84



Estimated Room Sizes

Master Bedroom	Main Floor	11' x 16'	Window coverings, carpet
Bedroom	Main Floor	10' x 13'	Window coverings, carpet
Bedroom	Main Floor	9' x 11'	Window coverings, carpet
Full Bathroom	Main Floor	6' x 7'	Window coverings, vinyl flooring, single vanity, shower
Living Room	Main Floor	11' x 18'	Window coverings, carpet
Family Room	Main Floor	17' x 19'	Window coverings, carpet, sliding glass door, fireplace
Kitchen	Main Floor	11' x 13'	Window coverings, vinyl flooring, eating space, microwave

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.

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 December 20, 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 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 will be on December 20, 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. Written bids will be received at the office of Gavin Seiler (PO Box 1, Wichita, Kansas 67201) or by email (GSeiler@FarmersNational.com) up to Thursday, November 21, 2024, at 2:00 PM. Bids should be for the total dollar amount and not per acre. 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.

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 auction day 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: Sharon K. Diffendal Rev. Trust

Open House: Sunday, November 3, 2024, from 2:00-4:00 PM





Bid Form

**0.21 Acres, Butler County, Kansas; Listing Number: A-31490
434 N Orchard Street, El Dorado, Kansas 67042**

Legal Description: HOUP T'S ADD. S03, T26, R05E, 9108 SQUARE FEET, N33 LT8; S/2 ADJ ST; W/2 ADJ ALY
BLK 9

I hereby offer \$_____ for the above referenced farmland. Bid is total price NOT per acre. 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, Thursday, November 21, 2024, to:

Gavin Seiler

Farmers National Company

Address: PO Box 1, Wichita, Kansas 67201

Email: GSeiler@FarmersNational.com

Phone: 316-250-4460