

FOR SALE BY BIDS



HIGHLIGHTS:

- Three bedroom, three and one-half bath home
- Fenced backyard with in-ground swimming pool
- Quiet neighborhood but close to shopping
- Mature trees and additional lot

A-31498

408 West Bales Street • Andover, Kansas

BID DEADLINE: 2:00 PM CT • Wednesday, September 7, 2022

Contact Agent for Additional Details!

Property Location: South on Andover Road from Kellogg (Highway 54) to Bales Street, west on Bales Street to home.



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Company™**

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For additional information, please contact:

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

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PROPERTY INFORMATION

Property Description: This full brick home is located in an older neighborhood on the west side of Andover. This home offers a large living room with a fireplace, three bedrooms, two and one-half baths, kitchen and a dining area all on the main floor. The full finished basement has a family room, rec room, two bonus rooms, full bath, and lots of storage. Be ready to beat the summer heat in your in-ground swimming pool in the fenced back yard. The property also has a second lot that goes with it and a small storage shed for your lawn and garden tools. **Don't miss out on bidding on this property. The home and lots are being sold by "Sealed Bid" auction and are being sold "as is where is." Schedule an appointment to see this property!**

Lot Size: .85 acres

2021 Taxes: \$3,459.31



Estimated Room Sizes:

Master Bedroom: (fan, window treatment)	12 x 14
Second Bedroom: (fan, window treatment)	9 x 11
Third Bedroom: (fan, window treatment)	8 x 10
Living Room: (fireplace with gas starter, window treatment)	12 x 19
Family Room: (basement, fireplace with gas starter)	13 x 24
Kitchen/Dining Room Combo: (sliding glass door with window treatment)	10 x 11
Kitchen: (fan, window treatment, stove/oven, refrigerator, dishwasher, garbage disposal)	11 x 12
Laundry: (electric hookup)	5 x 5
Rec/Game Room: (basement)	10 x 29
Bonus Room 1: (closet)	10 x 10
Bonus Room 2: (fan, closet)	13 x 14



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 October 5, 2022 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.

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 and any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on October 5, 2022 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, Agent, P.O. Box 1, Wichita, Kansas 67201, or by email: GSeiler@FarmersNational.com, until 2:00 PM CT on Wednesday, September 7, 2022.

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: Laymon Family Trust



Bid Form

RE: 408 West Bales Street, Andover, Kansas

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, September 7, 2022.

Mail or email bid to:

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

Email: GSeiler@FarmersNational.com

Telephone: (316) 250-4460

