

A-31516



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FOR SALE BY BIDS

1614 N. Northwest Parkway, Wichita, Kansas

Open House: Sunday, July 30, 2023, 2:00 PM to 4:00 PM

BIDS DUE: Thursday, August 17, 2023 by 2:00 PM CST

Contact Agent for Additional Details!

Highlights:

- Three-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

Property Information

Location: From 13th Street and Ridge Road, west to Northwest Parkway. North on Northwest Parkway to house.

Legal Description: LOT 10 BLOCK P WESTRIDGE VILLAGE ADD. **Lot Size:** .24 acres **2022 Taxes:** \$2,288.64

Property Description: This full brick home is located in an older, well-established neighborhood on the northwest side of Wichita. This home offers a large living room with a fireplace, three bedrooms, two baths, kitchen and a dining area, all on the main floor. The full finished basement has a family room/rec room, bonus room, full bath and large storage room. The property has a fenced back yard with concrete patio and a small storage shed for your lawn and garden tools. **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	12' x 17'	Ceiling fan, window covering
Master Bathroom	Main Floor	5' x 8'	Shower, single sink vanity
Bedroom	Main Floor	11' x 11'	Window covering
Bedroom	Main Floor	11' x 11'	Window covering
Full Bathroom	Main Floor	7' x 7'	Tub, single sink vanity
Dining Room	Main Floor	10' x 12'	
Kitchen	Main Floor	11' x 11'	Ceiling fan, refrigerator, stove/oven, dishwasher, trash compactor, disposal
Living Room	Main Floor	16' x 26'	Ceiling fan, fireplace
Laundry Room	Main Floor	5' x 11'	Gas and electric hookup, separate room
Family Room	Basement	13' x 16'	Carpet
Full Bathroom	Basement	7' x 9'	Shower, single sink vanity

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 September 18, 2023 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 September 18, 2023 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, up to Thursday, August 17, 2023 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: Patsy A. Hansen Family Trust



RE: 1614 N. Northwest Parkway, Wichita, 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 CST, Thursday, August 17, 2023.

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

