

A-31565



www.FarmersNational.com

SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

2320 South Volutsia Avenue | Wichita, Kansas

BIDS DUE: Tuesday, May 7, 2024 by 2:00 PM CT

Contact Agent for Additional Details!

PROPERTY SHOWING! April 14th, 2-4 PM

Highlights:

- Older well established neighborhood
- Close to schools
- Two storage sheds in the backyard



For additional information, please contact:

Gavin Seiler, Agent | (316) 250-4460

GSeiler@FarmersNational.com

Property Information

Location: From I-135 and Pawnee Street go east to Volutsia Avenue go north on Volutsia Avenue to house.

Lot Size: .17 acres **2023 Taxes:** \$1,287.99

Property Description: This home is a 2 bedroom, 2 bath, partial brick home in a nice quiet older neighborhood with lots of mature trees on the southeast side of Wichita. It has a single car attached garage, large fenced yard with two garden sheds in the backyard for storage of your lawn and garden equipment. It is close to schools as well as shopping. 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	11' x 14'	Ceiling fan, window covering
Bedroom	Main Floor	10' x 11'	Ceiling fan, window covering
Full Bathroom	Main Floor	5' x 6'	Tub only, single vanity
Kitchen	Main Floor	8' x 9'	Stove/oven, refrigerator, dishwasher, garbage disposal
Dining Room	Main Floor	6' x 8'	Ceiling fan, built in cabinetry
Living Room	Main Floor	13' x 15'	Window covering
Family Room	Main Floor	16' x 22'	Ceiling fan, fireplace, window coverings
Full Bathroom	Main Floor	5' x 7'	Single vanity, shower only
Closet	Main Floor	5' x 5'	Cedar closet
Laundry Room	Main Floor	6' x 8'	Window covering

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 June 4, 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 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 June 4, 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, up to Tuesday, May 7, 2024 at 2:00 PM CT.

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: Marjorie J. Leverenz Rev. Tr.

www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

Bid Form

2320 S. Volutsia Ave. Wichita, Ks. 67211
Sedgwick County, Ks.
A-31565

Legal Description: LOT 4 BLOCK 4 HEINRICH 2ND. ADD.

I hereby offer \$_____ for the above referenced Residential Property. Bid is total price. 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 P.M. CT, Tuesday, May 7, 2024, to:

Agent Name: Gavin Seiler
Farmers National Company
Address: P.O. Box 1, Wichita, Ks. 67201
Email: gseiler@farmersnational.com
Telephone: Cell: 316-250-4460

