

# ONLINE AUCTION

901 East 13th Avenue, A, B, C, and D  
Hutchinson, Kansas

## Highlights:

- A great investment opportunity! Having tenants already in place will provide a steady stream of rental income right away.
- The location being close to 11th is also a desirable feature making it easy to rent out.
- Great features for tenants, such as central heat and air and attached garage space for storage.
- Separate gas, and electric meters for each unit. Efficiency Unit meters are tied in with the community laundry room.

L-2300200-2

Online bidding starts Monday, March 27, 2023, at 8:00 AM.

Bidding closes Monday, April 3, 2023, at 1:00 PM.

To Register and Bid on this Auction, go to: [www.fncbid.com](http://www.fncbid.com)

*Property Showing:*

*Saturday, March 25 • 1:00 - 3:00 PM*

For additional information, please contact:

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# Property Information

## Location:

From 11th and North Severance Street, go north till 13th at the corner of North Severance Street and 13th Avenue, Hutchinson, Kansas.

## Property Description:

The 4-plex is a sound investment with several desirable features. Having 3 units with 2 bedrooms and 1 bathroom can make the units more attractive to potential tenants, while an efficiency unit with 1 bedroom and 1 bathroom can offer a lower-cost option for renters. The enclosed garage and individual storage cubbies can be attractive features for tenants looking for additional storage space, while a separate washer and dryer room can provide convenience for tenants and help attract renters. The presence of hardwood floors in the bedrooms, carpet in the living room areas, and tile showers can also add to the aesthetic appeal of the units, and the newer central HVAC units and hot water tanks can help reduce maintenance costs. The location of the 4-plex, close to commercial establishments and thoroughfares, can also make it easier to rent out the units, as tenants may value convenient access to amenities and transportation. The on-site open storage available for car storage can also be an attractive feature for tenants who have cars and may not have access to a garage or dedicated parking space. Overall, this investment opportunity has a lot of potential with its desirable features and convenient location.

**Lot Size:** 10,244 sq ft      **2022 Taxes:** \$2,343.14



Style – Ranch	Lot Size – 10244 sqft	# Studios/Rent per Month - \$500
Approximate Age – 51-80 Years	Total Above Grade Fin Sq Ft- 3610	#1 Bdrms/Rent Per Month -0
Number of Units – 4	Above Grade Source – County	#2 Bdrms/Rent Per Month - \$500
Parcel ID - 1330701030008000	Total Rental Fin Sq Ft – 3610	Home Warranty Offered - No
Year Built – 1966	Current Gross Rent - \$2000	Agent Relationship w/owner – Seller’s Agent
Year Built Source - County	Gross Rent per Sq Ft. \$0.55	Preferred Title Company – Security 1st
Lot Type – City	Lead-Bsd Paint Disc. Req - Yes	Heating/Cooling – Individual HVAC units
Utilities – Gas, Electric (separate)	Garage – Storage	



# AUCTION TERMS

**Taxes:** Real estate taxes for 2023 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 May 3, 2023 or such other date agreed to by the parties. Subject to current lease.

**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, Hutchinson, Kansas.

**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, Hutchinson, Kansas, 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 May 3, 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, Hutchinson, Kansas.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**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:** Art Dick Family

## Online Bidding Procedure:

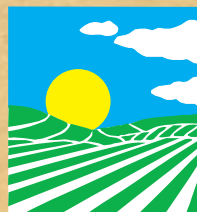
This online auction begins on  
Monday, March 27, 2023, at 8:00 AM.

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All bids on the tract will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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