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National  
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L-2300480



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# ONLINE AUCTION

**Residential Properties | Wichita, Kansas**

**Bidding starts | Wednesday, October 11, 2023 at 8:00 AM**

**Bidding closes | Wednesday October 18, 2023 (see inside for closing times)**

**To register and bid go to: [www.fnccbid.com](http://www.fnccbid.com)**

## Highlights:

- Don't miss out on an opportunity to purchase a portfolio of: 13 duplexes, 1 twin home, and 1 single family homes all fully rented.
- Good investment opportunity with each duplex having two bedrooms and one bath

**For additional information, please contact:**

**Richard Boyles, Agent | (316) 867-0340**  
**[RBoyles@FarmersNational.com](mailto:RBoyles@FarmersNational.com)**

**Gavin Seiler, Agent | (316) 250-4460**  
**[GSeiler@FarmersNational.com](mailto:GSeiler@FarmersNational.com)**

Don't miss out on an opportunity to purchase a portfolio of 13 duplexes, one twin home, and one single family home all fully rented. The Online Auction is open for bidding October 11, 2023, at 8:00 am and closes October 18, 2023, because of the number of auctions, the auction closings will be 15 minutes apart starting at 9:00 AM to allow for multiple bidding opportunities. Rents are prorated to date of closing whether collected or not. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.

## Tract 1 | 2722/2724 W Maple St | Auction Closes October 18 at 9:00 AM

**Open House:** October 7 from 2:00 PM - 4:00 PM

**Legal Description:** LOTS 108-110 MAPLE ST  
SMITHSON'S SUB

**Property Description:** This is a duplex property built in 1976, each unit has two bedrooms and one full bath.

**Taxes:** \$1,638.66

**Lot Size:** 6,450 sq ft

**Annual Rent:** \$12,900



## Tract 2 | 2727/2729 W Maple St | Auction Closes October 18 at 9:15 AM

**Open House:** October 7 from 2:00 PM - 4:00 PM

**Legal Description:** LOTS 2-4-6 PALMERSTON NOW  
GORDON MARTINSON'S 5TH. ADD.

**Property Description:** This is a duplex property built in 1974, with an attached garage, each unit has two bedrooms and one full bath.

**Taxes:** \$1,400.85

**Lot Size:** 10,344 sq ft

**Annual Rent:** \$16,800



## Tract 3 | 2728/2730 W Maple St | Auction Closes October 18 at 9:30 AM

**Open House:** October 7 from 2:00 PM - 4:00 PM

**Legal Description:** LOTS 104-106 MAPLE ST  
SMITHSON'S SUB

**Property Description:** This is a duplex property built in 1976, each unit has two bedrooms and one full bath.

**Taxes:** \$2,131

**Lot Size:** 6,450 sq ft

**Annual Rent:** \$14,400



## Tract 4 | 709/711 S Bonn St | Auction Closes October 18 at 9:45 AM

**Open House: October 7 from 8:00 AM - 10:00 AM**

**Legal Description:** S 54 FT LOT 14 BONN AVE.  
LAWNFIELD ADD.

**Property Description:** This is a duplex property built in 1975, each unit has two bedrooms and one full bath.

**Taxes:** \$1,166.50

**Lot Size:** 10,485 sq ft

**Annual Rent:** \$14,700



## Tract 5 | 4926/4928 E Blake St | Auction Closes October 18 at 10:00 AM

**Open House: October 7 from 2:00 PM - 4:00 PM**

**Legal Description:** LOT 12 BLOCK A MC ADAM  
ACRES ADD.

**Property Description:** This is a bi-level duplex property built in 1979, each unit has two bedrooms and one full bath.

**Taxes:** \$1,734.46

**Lot Size:** 7,201 sq ft

**Annual Rent:** \$13,800



## Tract 6 | 304/306 W Clark | Auction Closes October 18 at 10:15 AM

**Open House: October 7 from 2:00 PM - 4:00 PM**

**Legal Description:** LOTS 86-88 WICHITA ST.  
ENGLISH'S 9TH. ADD

**Property Description:** This is a duplex property built in 1979, each unit has two bedrooms and one full bath.

**Taxes:** \$1,523.92

**Lot Size:** 7,055 sq ft

**Annual Rent:** \$14,100



To view the interactive maps visit [www.FNCRealEstate.com](http://www.FNCRealEstate.com)

## Tract 7 | 1107 S Waco | Auction Closes October 18 at 10:30 AM

**Open House:** October 7 from 11:00 AM - 1:00 PM

**Legal Description:** LOT 149 EXC BLVD WACO AVE.  
SCHWEITER'S ADD

**Property Description:** This is a single family property built in 1940, the house has two bedrooms and one full bath and a detached garage.

**Taxes:** \$469.84

**Lot Size:** 12,048 sq ft

**Annual Rent:** \$7,200



## Tract 8 | 548/550 N Richmond Ave | Auction Closes October 18 at 10:45 AM

**Open House:** October 7 from 11:00 AM - 1:00 PM

**Legal Description:** LOTS 6-8 BLOCK 14 J. O.  
DAVIDSON'S 2ND. ADD.

**Property Description:** This is a bi-level duplex property built in 1983, each unit has two bedrooms and one full bath.

**Taxes:** \$1,751.64

**Lot Size:** 7,518 sq ft

**Annual Rent:** \$14,700



## Tract 9 | 604 S Sheridan | Auction Closes October 18 at 11:00 AM

**Open House:** October 7 from 11:00 AM - 1:00 PM

**Legal Description:** LOT 5 EXC BEG NW COR S ALG W  
LI 31.27 FT E TO PT 32.81 FT S NE COR N TO NE  
COR W 131.05 FT TO BEG ROANN ADD.

**Property Description:** This is a town home property built in 1981, the unit has two bedrooms and one full bath.

**Taxes:** \$956.90

**Lot Size:** 4,178 sq ft

**Annual Rent:** \$7,200



To register and bid on these properties visit [www.FNCBid.com](http://www.FNCBid.com)

## Tract 10 | 320/322 N Country Acres Ave | Auction Closes October 18 at 11:15 AM

**Open House: October 7 from 8:00 AM - 10:00 AM**

**Legal Description:** LOTS 86-88 WICHITA ST.  
ENGLISH'S 9TH. ADD.

**Property Description:** This is a duplex property built in 1981, each unit has two bedrooms and one full bath and an attached garage.

**Taxes:** \$2,147.49

**Lot Size:** 17,176 sq ft

**Annual Rent:** \$17,400



## Tract 11 | 360/362 N Country Acres Ave | Auction Closes October 18 at 11:30 AM

**Open House: October 7 from 8:00 AM - 10:00 AM**

**Legal Description:** LOT 12 BLOCK 2 WHISPERING  
PINES ESTATES ADD.

**Property Description:** This is a duplex property built in 1981, each unit has two bedrooms and one full bath and an attached garage.

**Taxes:** \$2,121.01

**Lot Size:** 11,278 sq ft

**Annual Rent:** \$18,540



## Tract 12 | 371/373 N Country Acres Ave | Auction Closes October 18 at 11:45 AM

**Open House: October 7 from 8:00 AM - 10:00 AM**

**Legal Description:** LOT 10 BLOCK 1 WHISPERING  
PINES ESTATES

**Property Description:** This is a duplex property built in 1981, each unit has two bedrooms and one full bath and an attached garage.

**Taxes:** \$2,091.91

**Lot Size:** 10,514 sq ft

**Annual Rent:** \$17,400



To view the interactive maps visit [www.FNCRealEstate.com](http://www.FNCRealEstate.com)

## Tract 13 | 214/216 S Mount Carmel Ave | Auction Closes October 18 at 12:00 PM

**Open House: October 7 from 8:00 AM - 10:00 AM**

**Legal Description:** TBD by Split

**Property Description:** This is a duplex property built in 1981, each unit has two bedrooms and one full bath.

**Taxes:** \$1,398.62 (estimated)

**Lot Size:** 7,000 sq ft

**Annual Rent:** \$13,200



## Tract 14 | 220/222 S Mount Carmel Ave | Auction Closes October 18 at 12:15 PM

**Open House: October 7 from 8:00 AM - 10:00 AM**

**Legal Description:** TBD by Split

**Property Description:** This is a duplex property built in 1981, each unit has two bedrooms and one full bath.

**Taxes:** \$1,398.62 (estimated)

**Lot Size:** 7,000 sq ft

**Annual Rent:** \$13,500



## Tract 15 | 226/228 S Mount Carmel Ave | Auction Closes October 18 at 12:30 PM

**Open House: October 7 from 8:00 AM - 10:00 AM**

**Legal Description:** TBD by Split

**Property Description:** This is a duplex property built in 1981, each unit has two bedrooms and one full bath.

**Taxes:** \$1,398.62 (estimated)

**Lot Size:** 7,000 sq ft

**Annual Rent:** \$13,200



To register and bid on these properties visit [www.FNCBid.com](http://www.FNCBid.com)

# Online Auction Terms

**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 November 17, 2023 or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder upon the close of the auction. 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 the closing agent.

**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 both. The cost of any escrow closing services will be equally paid by both. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on November 17, 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 in 15 tracts. All bids are open for advancement starting Wednesday, October 11, 2023, at 8:00 AM until Wednesday October 18, 2023, until designated times for each property (see inside for details), subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Open House:** Buyers need to register with Agents if planning to attend an open house.

**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:** Bill Suter Trust

**Online Bidding Procedure:** This online auction begins Wednesday, October 11, 2023, at 8:00 AM and closes Wednesday October 18, 2023, starting at 9:00 AM in 15 minute increments due to the number of properties being sold. For the specific bidding closing times see inside.

**To register and bid on this auction go to:**  
[www.fnccbid.com](http://www.fnccbid.com)

All bids on the tract will be visible online, 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 on-line 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.



# OPEN HOUSE REGISTRATION

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Buyer's Agent (If Applicable):** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Email:** \_\_\_\_\_

Saturday, October 7, 2023			Check Locations
Tract #	Real Estate/Properties	Time	You plan to Attend
1	2722/2724 W Maple	2:00 PM-4:00 PM	
2	2727/2729 W Maple	2:00 PM-4:00 PM	
3	2728/2730 W Maple	2:00 PM-4:00 PM	
4	709/711 S. Bonn	8:00 AM-10:00 AM	
5	4926/4928 E Blake	2:00 PM-4:00 PM	
6	304/306 W Clark	2:00 PM-4:00 PM	
7	1107 S Waco	11:00 AM-1:00 PM	
8	548/550 N Richmond	11:00 AM-1:00 PM	
9	604 S. Sheridan	11:00 AM-1:00 PM	
10	320/322 County Acres	8:00 AM-10:00 AM	
11	360/362 County Acres	8:00 AM-10:00 AM	
12	371/373 County Acres	8:00 AM-10:00 AM	
13	214/216 S Mt. Carmel	8:00 AM-10:00 AM	
14	220/222 S. Mt. Carmel	8:00 AM-10:00 AM	
15	226/228 S. Mt. Carmel	8:00 AM-10:00 AM	

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