

Sale Name: 5352 N Delaware Ave, Wichita, KS 67204

LOT 1 - 5352 N Delaware Ave, Wichita, KS 67204



Description

Online only auction, bidding closing March 23rd at 2:00 PM. 3+ bedroom 1.5 bath full brick ranch home on over 2 acres in North Wichita. The property features a 40x30 shop with two overhead doors, and a 48x24 workshop with 3 separate workspaces. The inside of the home has 3 bedrooms on the main level. There appears to be hardwood floors under the carpet. There is full basement with a large family room and half bath. Attached is also a sunroom. Come see all this home has to offer!

Any personal property left after closing will be considered abandoned property and responsibility of the buyer.

The water well is not up to code and will need to be brought up to code or connected to city water at buyer's expense. It will be the buyer's responsibility to comply with all requirements associated with the water well. Please see Auction Information Packet for information. Septic information from the County is also included in the Information packet.

10% buyer premium will be added to the final bid and make up the final contract price. Property is selling in its "as-is" present condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. ALL taxes will be prorated to the day of closing. Bidding is not contingent upon financing. Closing to take place on or before 30

days from the auction closing date. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of \$15,000

Quantity: 1



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