

**Sale Name:** 724 W 31st St S, Wichita, KS 67217

**LOT 1 - 724 W 31st St S, Wichita, KS 67217**



### Description

## 724 W 31st St S, Wichita, KS 67217

**Online only auction, bidding closing September 12th at 3:00 PM.**

Don't miss your chance to bid on this charming brick ranch on nearly an acre in South Wichita! This well-maintained 3-bedroom, 2-bathroom property is nestled on nearly an acre of land within city limits, combining spacious living with the convenience of city amenities. It features beautiful maple and oak hardwood floors, a bright living room with large windows, and a kitchen with plenty of wood cabinetry. Each bedroom is filled with natural light, with the primary bedroom offering an en-suite bathroom for added privacy. Outside, enjoy a wood deck overlooking a large, fenced backyard shaded by mature trees. The property also includes a 3-car garage—both attached and detached—plus a small ADU (Additional Dwelling Unit) that can be used as additional living space or rent it out for potential income. Be ready to place your bid on this fantastic opportunity!

Note: Appliances do not transfer with the home.

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. The Seller reserves the right to accept any offer made prior to the auction's close, regardless of the current highest bid, only if the reserve price has not been met. In the event of an acceptable pre-auction offer, the auction will be immediately terminated and the highest bidder notified. Non-refundable earnest money deposit due at the conclusion of the auction in the amount of \$7,500.

**Quantity: 1**



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