

**Sale Name:** 8026 E Grail St, Wichita, KS 67207

**LOT 1 - 8026 E Grail St, Wichita, KS 67207**



### Description

## 8026 E Grail St, Wichita, KS 67207

**Online only auction, bidding closing December 19th at 3:00 PM.**

Your opportunity to bid on this charming home in Wichita! It offers 3 bedrooms, 1.5 baths, and a 1-car garage. Step inside to a spacious living room featuring a wood-burning fireplace and ceiling fan. The living room flows into the dining area and kitchen, which boasts ample cabinet space for all your storage needs. All three bedrooms are conveniently located on the main level, including a primary bedroom with its own half bath. The basement offers even more space with a recreational room, an office that could serve as an additional bedroom, and a half bath. This property provides plenty of space and versatility. Don't miss the opportunity to make it yours!

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 \$5,000.

**Quantity: 1**



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