

Sale Name: Multi-Property Investment Auction - 7 Wichita Area Properties

LOT 7 - 554 N Madison Ave, Wichita, KS 67214



Description

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Online only auction, bidding closing April 17th at 3:30 PM.

Welcome to this charming home on a corner lot in Wichita! This 2-bedroom, 1-bathroom property offers a bright and airy atmosphere with large windows and an open-concept layout. The kitchen provides ample storage space and comes equipped with a range/oven and fridge. A laundry room and mudroom are conveniently located on the main level. The exterior features a covered patio and a roof that was replaced just 3 months ago. All plumbing was updated a year ago for added peace of mind. The property is currently rented on a month-to-month lease, making it a great option for investors seeking immediate rental income. Don't miss the opportunity to own this well-maintained home with great potential!

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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