

AUCTION

FRIDAY, APRIL 5, 2019—6:00 P.M.

2 BD BUNGALOW W/FULL BSMT

817 S Spruce—Wichita, KS

From Lincoln & George Washington Blvd:

West 1 block to Spruce, North to property

Seller: John H Zakas Revocable Trust

OPEN HOUSE
SUNDAY, MARCH 31
2-4 P.M.
ALSO SHOWN BY
APPOINTMENT

NO BUYER PREMIUM



This 829 sq ft home built in 1954 features hardwood floors throughout. The main floor has a large living room, kitchen, two bedrooms, and one full bath. The basement has a den with knotty pine walls, laundry room and shower. Each level has a fireplace with gas hookup. The refrigerator, range, washer and dryer are included. There is new HVAC and water heater. The home is straight and solid with vinyl siding, composition roof and large front porch. The detached single car garage has an opener. The backyard is fenced. The property has lots of shade. Located in a great neighborhood, it has easy access to I-135.

Legal Description: Lots 36-37, Block 8, Roosevelt Field 2nd Addition, City of Wichita, Sedgwick County, Kansas.

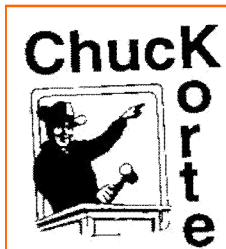
Terms: The successful bidder will be required to sign a purchase contract at the end of the auction and deposit 10% of purchase price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. If a successful bidder does not consummate the sale according to the contract, the down payment will not be refunded. Payment is cash at closing in 30 days or less. Cost of title insurance and closing fee will be split 50-50 between Buyer and Seller. Taxes shall be prorated at closing using the 2018 tax figure of

Disclosure: Sellers are selling the property as is without any warranties either expressed or implied. All inspections and required appraisals must be done prior to the date of sale. All potential bidders will be granted access to complete all needed inspections prior to sale. Real estate sold as is where is. Auctioneer is acting as designated agent of the seller.

Real Estate affiliated with Berkshire Hathaway PenFed Realty

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL PRINTED MATTER

NOT RESPONSIBLE FOR ACCIDENTS OR THEFT



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