

AUCTION | Tuesday | February 12 | 6pm



Open House | Sun. | Feb.
3rd & 10th | 2 to 4pm

Taxes:

General \$1,116.08
Special \$3.65

Directions:

From S. Hydraulic and E. Pawnee, North on Hydraulic to E. Mt Vernon, West on Mt. Vernon to S. Laura, South on Laura to Property.

2045 S. Laura, Wichita KS

This bright 3 bedroom, 1.5 bath home on a double lot with alley access is conveniently located in an area with I-35 highway access within one mile. Natural sunlight pours into the living room through a large picture window. The updated kitchen cabinetry is solid oak, with a tile backsplash and updated windows too! The two oversized one car garages are a huge benefit to this home and your hobbies, as well as the gorgeous wooden deck with lattice style covering for relaxing in beautiful weather! A fenced in backyard, along with a mudroom gives you plenty of room for all your projects, as well as a bonus room downstairs with built in shelving. A brand new furnace was installed in 2007, and the hot water heater is only 5 years old. The property also features an irrigation well and a garden.

3% Broker Participation

Broker Pre-registration Required

Pre-Auction Internet Bidding Available!

Bidding closes Tues.,
Feb. 12th at 5 pm CST



(316) 788-SALE (7253)

www.purplewave.com

"...building the largest local market in the world."



Terms: A 10% Buyer's Premium is assessed on the real estate purchase. \$2,500 nonrefundable earnest deposit due day of auction; balance in cash (certified funds) at closing. Closing on or before 30 days following the Auction, as soon as merchantable title can be obtained.

This property is selling in its present condition and is accepted by buyer(s) without any expressed or implied warranties from the seller(s) or their agents. It is incumbent upon the buyer(s) to exercise their own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections and determinations completed prior to the auction day.

The buyer and seller will share equally (50:50) the cost of title insurance and the insured closing fee. The buyer may choose the title company of their choice. However, a preliminary title search as been performed by Kansas Secured Title. For convenience the seller and listing agents recommend the continued use of Kansas Secured Title to complete the title evidence and closing process.

All general and special taxes will be proportioned to the date of closing.

