

12404 N. WEBB RD., VALLEY CENTER, KS 67147
4 BEDROOM 2 BATH HOME ON
20 ACRES

AUCTION

www.sundgren.com

Auction Closes Thursday, October 24, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will open on October 17 • Download the Sundgren Realty app today!



TRENT A. BRUNNER TRUST, SELLER

PROPERTY ADDRESS:

12404 N. Webb Rd., Valley Center, KS 67147

PROPERTY DESCRIPTION:

4 bedroom 2 bath manufactured home with a full unfinished basement on 20+ acres in northeast Sedgwick County, Kansas. On the main level, there is a kitchen/dining combo, living room, 3 bedrooms and 1 bath at the south end of the house and the master bedroom and bathroom located to the north end. The house and basement are new in 2000. Utilities include Harvey Rural Water District #1, Butler REC, propane-rented, and lagoon. In the past a majority of the acreage has been utilized as tillable farm ground.



2023 REAL ESTATE TAXES: \$939.48

LEGAL DESCRIPTION: That part of the Northwest Quarter (NW 1/4) Section Four (4), Township Twenty Five (25) South, Range Two (2) East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows; Beginning at a point on the West line of said NW 1/4, 293.82 feet North of the Southwest corner of said NW 1/4; thence North 0 degrees 00'00" E (assumed) along said West line 1241.72 feet; thence North 90 degrees 00'00" E, 701.61 feet; thence S 0 degrees 00' 00" E parallel with said West line, 1241.72 feet; thence North 90 degrees 00' 00" W, 701.61 feet to the point of beginning, subject to easements of record

OPEN HOUSE: THURSDAY, OCTOBER 10: 4PM - 6PM



DIRECTIONS FROM

WICHITA: North on HWY 135 to HWY 196, east 5 1/2 miles to Webb Rd., south 3 3/8 miles.

DIRECTIONS FROM

WHITEWATER: West on HWY 196 4 miles to Webb Rd., south 3 3/8 miles.



REAL ESTATE AUCTION TERMS: Bidding will close at 4:00 PM on Thursday October 24, 2024 or once no additional bids have been placed for 2 minutes. Property will sell in total dollars. There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked at sundgren.com immediately following the conclusion of the auction and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is \$15,000 due immediately following the conclusion of the auction. The balance of the purchase price shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 15, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is selling "as is", not subject to financing, inspections, or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request.

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