

2617 W Oxberry St Wichita KS 67217

Online Bidding Begins at 2pm on 6/16/20
Ends at 2pm on 6/25/20

Property Address:	2617 W Oxberry St. Wichita, KS 67217
Legal Description:	UNIT #68 A/K/A 2617 OXBERRY SOUTHBOROUGH ESTATES CONDOMINIUM SITUATED ON PART OF LOT 1 BLOCK 1 TOGETHER WITH AN UNDIVIDED INTEREST IN & TO THE COMMON AREA OF THE CONDOMINIUM AS PROVIDED IN THE 2ND. AMENDMENT TO THE DECLARATION SOUTHBOROUGH ESTATES ADD.
Property Location:	From 47th st S and S Meridian, S to Oxberry, W on Oxberry, Home on S end of street.
Property Description:	Large 3 bedroom 2 bath modular home on a permanent foundation. Complete with a living, family room, and unfinished basement. 2 car attached garage. Located in the coveted Southborough Estates! Covenants & HOA Dues apply
Open House:	Sunday, June 21, 2020- 2-4 PM
Tax Information:	2020 real estate taxes shall be prorated to closing
Easements:	Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record
Manner of Auction:	This is an Online Only Auction. There is a 10% buyer premium. Auctioning as one property to the highest bidder subject to seller approval.
Earnest Money:	\$10,000 is to be made payable to Kansas Secured Title in the form of personal, business or cashier's check or by wire the day after the auction end and will be applied to purchase at closing. Earnest money deposits are non-refundable. Your bidding is not conditional on financing.
Closing:	Closing shall occur on or before August 10th , 2020 at Kansas Secured Title.
Possession:	At closing

DO YOU NEED FINANCING?

If you don't know where to turn for the financing to be a qualified buyer for this auction- We may be able to help you create the capital you need for this property or others. Contact Eric for answers. 316-217-1178 or eschlecht@equisset.com



Property is being sold "as is-where is". Buyer is responsible for all inspections. Announcements online or orally prior to the auction will take precedence over any previous statements, printed material or oral information. Successful bidder(s) will be required to sign all necessary legally binding purchase documents immediately at the conclusion of the auction. All documents will be made available online prior to the auction. If documents are not understood, broker recommends buyer to seek legal advice prior to bidding. Your bid participation acknowledges the acceptance of all documents. Visit our website for more information.

If you would like to receive information for future auctions, visit our website at www.LangeAuctions.net and click contact

For more Information contact Jordan Wuest: Jordanw@langere.com (316) 288-1261