

New Family Home in Small Quiet Town

Online Bidding Begins at 2pm on 7/23/20
Ends at 2pm on 8/4/20

Property Address:	307 N Leddy St, Conway Springs, KS 67031
Legal Description:	Countryview Addition, S33, T30, R03W, Block 1, Lot 1.
Property Location:	From Conway Springs-Go West on St. Louis street to Twelfth and take a left on Twelfth Street. Turn right on Janet and then right on Leddy. House is on the corner of Leddy and Janet.
Property Description:	Beautiful 2000+SF newer home in a desirable, safe, family community with a sought-after school system. The main floor features 3 BR & 2 BA and has hardwood floors in the open floorplan living/kitchen/dining & includes a gas FP & walkout to lg deck, great for grilling & entertaining. Lg fenced & irrigated backyard with room to breath. If you work from home, the the main floor office w/ hardwood floors would be perfect! Basement is newly finished w/large family room, bedroom, full bathroom and a safe room. Make the move to Conway Springs & enjoy small town living. Covenants apply.
Tax Information:	\$3,920.29 General Taxes Less than one year of Special Taxes left- \$1,523.71
Easements:	Buyer to accept any and all easements, restrictions, roadways, and right-of-ways of record.
Manner of Auction:	Online Only-Seller agrees to offer the property prior to auction and authorizes the brokerage to submit any offers. In the event an offer is accepted, brokerage will withdraw the property and cancel the auction. 10% Buyer Premium.
Earnest Money:	\$25,000 made payable to Kansas Secured Title in the form of a 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:	On or before September 18, 2020
Possession:	At Closing.
Open House Dates:	Sunday, July 19, 2020 2-4 PM & Monday, July 20, 2020 5-7 PM

Broker Participation: 3% paid to cooperating agent who registers their buyer in writing with Lange Real Estate 48 hours in advance of the starting date of online bidding. See Broker Participation form.

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



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

For more Information:
The Rachel Lange Team
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