

ONLINE ONLY PROPERTY AUCTION

Ends Thursday, May 27th, 2021 at 6:00 P.M.
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5.2 +/- ACRE FARMSTEAD (1046 18th Road, Home, KS)

Legal Description: S24, T02, R08, ACRES 5.2, BEG 25'E OF SW COR NW4 TH N375' E600' S377.88' W600' TO POB
Main Level: Living room (approx. 20' x 13'6"), Large Eat-In Kitchen, Oversized Laundry, 3-Bedrooms each with 2 Closets (approx. BD1 = 14'6" x 12'1" BD2 = 13'1" x 14'6" BD3 = 13'1" x 14'4"), 1-Bathroom, 2-Car Attached Garage
Full Basement: Family Room with Fireplace and Wet Bar, 2-Rooms with Closets, 1-Bathroom, Utility Room, Storm Shelter
Property Features: Driveway, Covered Front Porch, Wood Fireplace, Laminated and Linoleum Flooring, Wood Cabinets, Laminated Counter Tops, Attic Fan, Refrigerator, Stove and Dishwasher Included, Deck, Water Softener, 32' x 28' Corn Crib with 32' x 14' Lean-To, 4-Ceiling Fans
Property Specifications: 5.2 +/- Acre Lot, Ranch Style, Built in 1976, 1,828 Sq. Ft. Main Level, Cement Board Siding with Brick on portion of Front, Asphalt Shingles, 50 Gal. Gas Hot Water Heater, Central Heat & Air with Heat Pump, Grinder Pump, Rural Water, Lagoon
Property Location: From the intersection of Highway 36 and 16th Road in Home, KS, travel 2 miles East on Highway 36 to 18th Road. Travel North on 18th Road 1.5 Miles and the property is located on the East side of the road.
2020 Property Taxes: \$2,461.87
Property Viewing Opportunity: Saturday, May 1st, 2021 from 1:00 - 4:00 P.M.



For a VIRTUAL TOUR of this property visit
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Listing Agent's Notes: Have you always desired to live in the country? Here's your chance! This spacious, ranch-style, 3-bedroom, 2-bathroom house with a full basement and 2-car attached garage sits on 5.2 +/- acres just 1.5 miles off of Highway 36. There is a 32' x 28' Corn Crib with 32' x 14' Lean-To, Concrete Pad and Rural Water. This property will be accessible to view in person Saturday, May 1st, 2021 from 1:00 - 4:00 P.M. or to have any other questions about the property answered contact; **Jessica Leis, Agent - 785.562.7817 or Jessica@MidwestLandandHome.com**

Terms & Possession: This is an Online ONLY Auction. A buyer's premium of 10% of the final bid price (\$1,000 minimum) will be added to final bid price to determine the total sales price for the Property. 10% down day of the sale, balance due at closing on or before June 29, 2021. Sellers to pay 2020 and prior years property taxes. Taxes for 2021 will be prorated to the date of closing. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing. Property to be sold as -is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. Pony Express Title, will act as escrow and closing agent. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Statements made the day of sale take precedence over all other printed materials.

Alan J. & Rochelle A. Loeffler Estates - Seller



Jessica Leis, Agent - 785.562.7817
Mark Uhlik, Broker/Auctioneer - 785.325.2740
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