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 ReeceNichols South Central Kansas

AUCTION
 Address: 25255 CR 170, Tina, MO 64682

Online Bidding Only - Ends Wednesday August 10th, @ 12:30pm

COUNTRY HOME ON 8.56 +/- ACRES
2 BED, 2 BATH - CIRCLE DRIVE - MATURE TREES
4 OUTBUILDINGS - HUNTING OPPORTUNITIES



Terms: The property is selling in a "Where Is, As Is" condition without any warranties of any kind. Sale is subject to seller confirmation with closing within 45 days. The successful bidder shall be required to deposit \$15,000 as earnest money the day of the sale. There is a 10% buyer's premium that will be added to the final bid price. Online Bidding Only. Bidding is open now and closes on Wednesday, August 10th @ 12:30pm Bidding will remain open until 2 minutes has passed without receiving an acceptable bid. Broker will offer to a participating broker 3% of Broker's 10% at closing provided their client is the successful bidder. All information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale.



ReeceNichols
AUCTIONS
 An Independently Owned and Operated Member of ReeceNichols Alliance



Jake Steven, ALC
 316.708.5960
 jake@reecenichols.com

Online Bidding - www.ReeceNicholsAuction.com

Total Acres: 8.56 +/- Acres

2021 Taxes: \$771.49

Home Details

Total SF: 2,340 +/- SF

Above Ground SF: 1,170 +/- SF

Basement: 1,170 +/- SF - Partially Finished

Bedrooms: 2

Baths: 2

Year Built: 1972

Schools: Tina-Avalon R II

HVAC: Central Heat & Air

Utilities:

- All Electric, no gas
- City Water
- Septic System

Outbuildings

- Machine Shed: 1,200 +/-SF (25 x 48)
 - 3 overhead doors
 - Concrete Pad for trailer with separate septic system
- Carport: 576 +/- SF
- Outbuilding
- Tool Shed



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