

AUCTION

Address: 9428 K196 Hwy, Whitewater, KS

Online Bidding Only - Ends Friday, June 2nd @ 12:30pm

**Country Home - Shared Watershed Lake - 29.90 + Acres - Timber
Multiple Outbuildings - Hunting - Fishing - Creek - Blacktop Road**



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Land Size: 29.90 +/- Acres

Above Ground SF: 1702 +/- SF

Basement: Cellar Only

Bedrooms: 4

Baths: 2

Year Built: 1912

Schools: District 206-Whitewater

2022 Taxes: \$1,773.42

Utilities:

- Lagoon
- Butler Rural Electric Co-Op
- Water well - outside irrigation
- Rural Water - Harvey County #1
- Propane - Tank for House
 - 1000 Gallon
 - Owned
- Tank for Shop/Garage
 - 325 gallon
 - Owned

Additional Home Features:

- Original Hardwood Floors
- Water Softener
- 2 year old siding
- Gas Stove and Dishwasher Included



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Exterior Features:

- Shared Watershed
- Fruit Trees
- Dog Run
- Fenced Pasture for horses/ cattle
- Garden Area
 - tomato cages stay
 - watering system stays
- 24 x 30 Garage
 - Overhead Door
 - Concrete Floors
 - Electric
 - 325 Gallon Propane Tank
- 30 x 50 Shop
 - Concrete Floors
 - Office
 - Bathroom
- 12 x 12 White Shed with Power
- 18 x 30 Open Faced Shed with Power
- 16 x 45 RV Shed with rock floor



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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 \$25,000.00 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 Friday, June 2nd @ 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 brochure are approximate and may not be to scale.

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