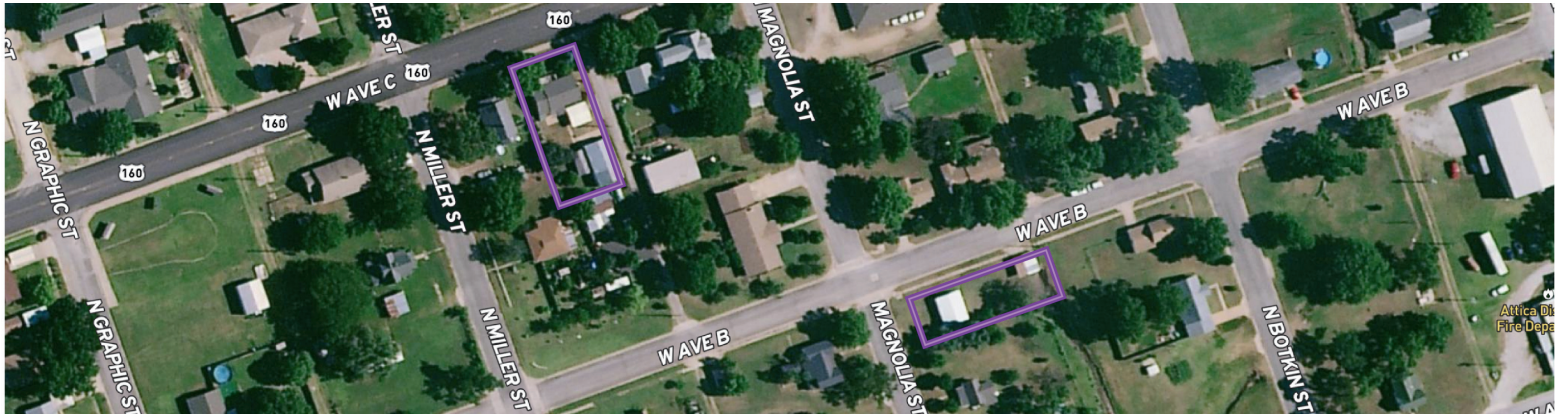




REAL ESTATE ONLINE-ONLY AUCTION



THURSDAY, MARCH 21, 2024 • 10:00 AM CT
ONLINE ONLY: www.gavelroads.com



ADDRESS: 417 W AVE C & 000 W AVE B, ATTICA, KS 67009

Welcome to an outstanding opportunity to own two properties in the charming community of Attica, Kansas. This unique offering presents a range of features that cater to various needs and preferences. Ideal for investors, first-time buyers, or hunting enthusiasts!

The auction is online only at www.gavelroads.com. Bidding will begin to close at 10:00 AM on Thursday, March 21st, 2024.

LOT 1: 417 W AVE C, .24 ACRES

- 1,242 sq ft home
- 2 bedroom, 1 bathroom
- 26' W x 44.5' L garage
- 21' W x 20' L carport



[More Info](#)

LOT 2: 000 W AVE B, .16 ACRES

- 24' W x 30' L shed - 1-car garage and insulated shop
- 2 single-car carports
- Water hydrant hooked up to city water

TAXES: 2023 - Lot 1: \$1,026.54 and Lot 2: \$271.96
Taxes will be prorated to the date of closing.

SHOWINGS: Contact Jon Francis, 620-388-3369

POSSESSION: Possession will be upon closing.

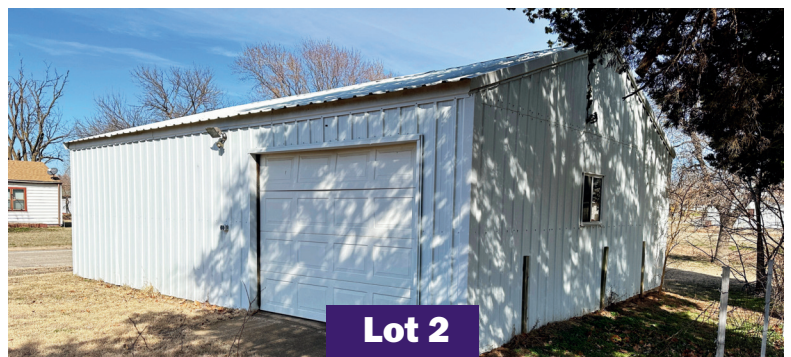
TERMS: Earnest money required and shall be paid the day of the auction. \$2,500 per lot with the balance due on or before April 22, 2024. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.



Lot 1



Lot 1



Lot 2



Jon Francis
REALTOR®
620-388-3369

www.genefrancis.com
www.gavelroads.com

