

GF&A

LIVE AND ONLINE AUCTION

THURSDAY, DECEMBER 12, 2024 • 11:00 AM

Live Auction Onsite: 331 E Burns, Norwich, KS

ONLINE BIDDING: www.gavelroads.com



ADDRESS: 331 E BURNS, NORWICH

This home is nicely located just blocks from school and Main Street, which offers a restaurant, groceries, hardware store and clothing boutique, and the city pool is nearby. This property sits on Highway K-42, an easy commute to Wichita. This spacious home sits on a .28 acre lot and features 1,848 SqFt of living space with 2 bedrooms and 1½ bathrooms, huge closets, a large living room, formal dining area and a breakfast nook. AND a bonus room with access from the outside. This room could be used as a home office, exercise room, game room, the opportunities are endless. Outside is an oversized two-car garage with access from the alley, and a nice fenced-in backyard.

OPEN HOUSE: Sunday, November 24, 2024, 2:00-4:00 PM

POSSESSION: Buyer will receive Possession on Closing.

TAXES: 2023 taxes are \$2,154.96. Taxes are prorated as of the day of Closing.

TERMS: \$2,500 Earnest Money required and shall be paid the day of the auction with the balance due on or before January 13, 2025. 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. If necessary, financing needs to be arranged and approved before the auction. Statements made on 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. There is no Buyer's premium.



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