

13.48 ACRES AND 7500+ SQ FT BUILDING:
308 E MAIN, LEHIGH, KS 67063

AUCTION

www.sundgren.com

Auction Closes Wednesday, June 5, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on May 30 • Download the Sundgren Realty app today!

RODNEY FUNK, SELLER



PROPERTY ADDRESS: 308 E Main, Lehigh, KS 67063

PROPERTY DESCRIPTION: Here is a unique opportunity for 13.48 acres in Lehigh Kansas with an 7500+ square foot all brick building originally built as a church. The vacant land portion provides over 12 acres currently utilized as hay meadow. This location presents an opportunity for future growth or development with city utilities in the area. The building offers endless possibilities for future use. The main level offers 3,776 square feet of finished space consisting of a foyer, office, 2 restrooms, large sanctuary with cry rooms. The full basement offers an additional 3,776 square feet consisting of large kitchen and fellowship hall, bathroom, and numerous meeting rooms.

2023 REAL ESTATE TAXES: \$774.36

EARNEST MONEY: \$5,000



REAL ESTATE AUCTION TERMS: Bidding will close at 4:00 PM on Wednesday June 5, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be in total dollars, so your high bid plus a 10% buyers premium will be added to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked at Sundgren.com immediately following the conclusion of the auction and be purchasing the property subject to the preliminary title search report also linked at Sundgren.com. Non refundable earnest money is \$5,000 due immediately following the conclusion of the auction. The balance of the purchase price shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before July 5, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is selling "as is", not subject to financing, inspections, or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. All pertinent information is available upon request.

JOE SUNDGREN
BROKER
AND AUCTIONEER

316-321-7112

RICK REMSBERG
REALTOR AND AUCTIONEER

316-322-5391



SUNDGREN
REALTY, Inc.

218 East Central Ave, El Dorado, KS 67042
LAND BROKERS • www.sundgren.com

JEREMY SUNDGREN
ASSOCIATE BROKER
AND AUCTIONEER

316-377-0013

PHILLIP SOLORIO
REALTOR

316-323-0218

BARRETT SIMON
AUCTIONEER AND REALTOR

316-452-1792