

2612 HWY 54, ANDOVER KS 67002 – HOUSE
AND SHOP BUILDING ON 30.7 ACRES

AUCTION

www.sundgren.com

Auction Closes Thursday, October 17, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 10 • Download the Sundgren Realty app today!

OPEN HOUSE: SUNDAY, OCTOBER 6: 1 PM - 3 PM
OPEN HOUSE: TUESDAY, OCTOBER 14: 4 PM - 6 PM



BILLIE R. SMITH, SELLER

PROPERTY ADDRESS: 2612 E. HWY 54, Andover, KS 67002

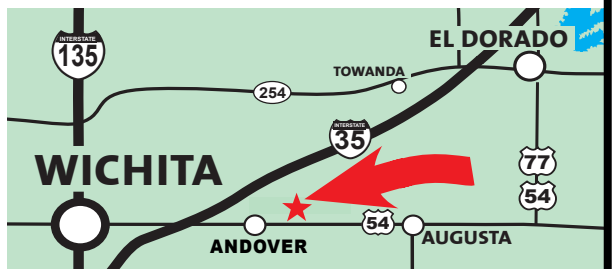
PROPERTY DESCRIPTION: 30.7 acres along HWY 54 east of Andover, Kansas. This premium location offers you the opportunity to invest in real estate with great upside potential. Improvements on the property consist of a 2 bedroom 1 bath home with 1362 square feet of finished living area, built in 1954. This ranch style house has an oversized 2 car attached garage. There is a 60' x 42' shop building ideal for storage. A majority of the property has been utilized for hay meadow, but there is also a pond, some trees, and a nice population of deer and turkeys! If you are looking for a residence with acreage or rental investment income with future development potential, this property is the ideal candidate! Invest In Real Estate and Invest In Land!

LAND LOCATION: 1½ miles east of Andover Rd on HWY 54.

2023 REAL ESTATE TAXES: \$2,075.14



REAL ESTATE AUCTION TERMS: Bidding will close at 4:00 PM Central on Thursday October 17, 2024 or once no additional bids have been placed for 2 minutes. Bidding will be in total dollars plus a 10% buyers premium to arrive at the contract price. Earnest money is \$50,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 18, 2024. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way and subject to Seller approval. The successful high bidder will be required to sign our real estate purchase contract linked above and be purchasing the property subject to the title insurance report also linked above. This property is not selling subject to financing or inspections. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



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