

1509 SW HWY 77, EL DORADO, KS
3 BED 2½ BATH HOUSE ON 4.6 ACRES

AUCTION

www.sundgren.com

Auction Closes Wednesday, October 23, 2024 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on October 16 • Download the Sundgren Realty app today!

OPEN HOUSE: THURSDAY, OCTOBER 3: 4 PM - 6 PM
OPEN HOUSE: SATURDAY, OCTOBER 19: 1 PM - 3 PM



RANDY AND DELINDA BRECHEISEN, SELLERS

PROPERTY ADDRESS: 1509 SW Highway 77, El Dorado, KS 67042

PROPERTY DESCRIPTION: Pristine 3 bedroom 2½ bath home on 4.6 acres south of El Dorado in Butler County, Kansas. This prime location has all the amenities and

convenience of living in town with a rural setting on acreage within the city limits! There are 1630 square feet of finished living area on the main level of this home built

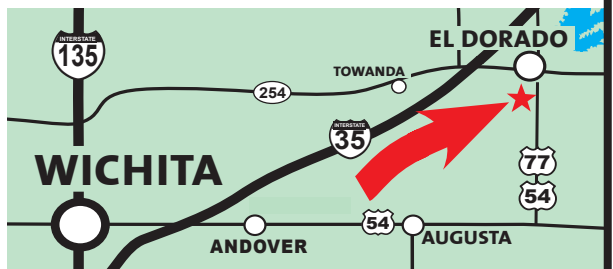
in 1991, plus a full finished basement. The main level has 3 bedrooms and 2½ baths, a living/dining room combo, kitchen, and large laundry room. In the basement is a huge open area plus a non-conforming bedroom and a storm shelter. The attached garage is 22' x 20'. You can exit the front door onto a nice 18' x 10' covered patio or spend time out the back door on the 20' x 16' covered deck! Wildlife is abundant on the 4.6 acres that includes a pond, trees, and a beautiful stand of bluestem grasses. Additional amenities include a 20' x 14' storage shed and dog kennel.

2023 REAL ESTATE TAXES: \$4,288.58

DIRECTIONS FROM EL DORADO: ¼ mile south on HWY 77.



REAL ESTATE AUCTION TERMS: Bidding will close at 4:00 PM on Wednesday October 23, 2024 or once no additional bids have been placed for 2 minutes. Property will sell by total dollars. There will be a 10% buyers premium added to the high bid 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 insurance report also linked at sundgren.com. Non refundable earnest money is \$15,000 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 November 25, 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.



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