

Southeast Wichita Brick Ranch Style Home on 4.1 Acres –
12425 E. Osie St., Wichita KS 67207

AUCTION

www.sundgren.com

Friday, December 13, 2024 • 1:00 P.M.

AUCTION LOCATION: 12425 E. Osie St., Wichita, Kansas 67207

SELLER: GREGG FAMILY TRUST

REAL ESTATE AUCTION — 2:00 P.M.



Online Bidding Available

PROPERTY ADDRESS:

12425 E. Osie St., Wichita, Kansas 67207

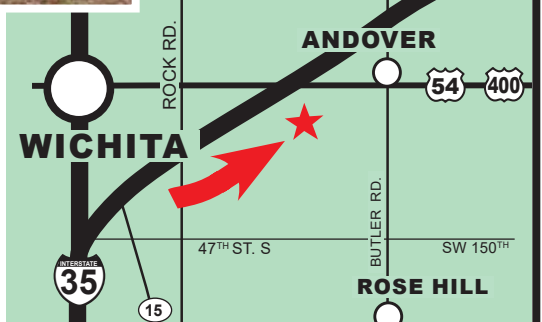
PROPERTY DESCRIPTION: 3 bedroom 2 bath all brick and stone exterior ranch style home on 4.1 acres in southeast Wichita, Kansas. Rarely do you see the opportunity to purchase a house on substantial acreage such as this in the city limits of Wichita! Built in 1963, this house boasts 1850 square feet of main floor living area plus a partial basement with 2 separate living spaces and utility room. The main level of the home has 3 bedrooms and 2 bathrooms, kitchen, living room, formal dining room, and a nice large laundry room. You will absolutely love the vintage 1960's free standing fireplace! There is a large attached 2 car garage, a detached garage with room for 3+ vehicles and/or equipment, and a two story storage barn! Utilities include city water, Kansas Gas, Evergy, and there also a water well.



2021 REAL ESTATE TAXES: \$4,658.69

DIRECTIONS: From the intersection of Greenwich and Harry, east on Harry to S. 125th St E, south to the property.

REAL ESTATE TERMS: Bidding will close via live on-site and online simulcast bidding on Friday December 13th at 2:00 PM. Property will sell in 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 above immediately following the conclusion of the auction and be purchasing the property subject to the preliminary title search report also linked above. 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 January 17, 2025. 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.



PERSONAL PROPERTY AUCTION — 1:00 P.M.

LIVE AND ONLINE BIDDING:

- 1) 12425 E Osie St, Wichita, KS 67207
- 2) International Harvester McCormick Farmall Cub with Belly Mower
- 3) International Harvester 424, Showing 4,209 Hrs with 6' 3pt Mower
- 4) International Harvester McCormick Farmall Cub with Sickle Mower
- 5) International Harvester Cub Lo-Boy with Sickle Mower
- 6) International Harvester McCormick Farmall Cub
- 7) McCormick Deering Stationary Motor
- 8) Hercules Stationary Motor
- 9) McCormick Deering Stationary Motor
- 10) KingCraft 5000 Watt Generator Model 1705
- 11) Huskee 22 Ton Log Splitter
- 12) Craftsman DYT4000 18.5hp 42" Lawn Tractor
- 13) Yard Machines Gold 17.5hp 42" Lawn Tractor
- 14) International Harvester Implement Company Large Porcelain 5 Piece Sign
- 15) International Harvester Plastic Dealer Sign



IN PERSON BIDDING:

GUNS:

JC Higgins Model 20-12ga, Pump Shotgun
Sears Model 101 100A, 410 Single Shotgun
Marlin Model 80 DL 22, S/L/LR Bolt Action
Rifle Weaver Cub Scope
Crossman 400 22 Cal Repeater Rifle

BB GUNS:

Daisy Red Rider in box
Powerline 880 in box
Powerline 880
Powerline 840

TOOLS & EQUIPMENT:

Cub Cadet 109 Hydrostatic Lawn Tractor
Power Kraft 18/46 Lawn Tractor
Coleman Powermate PM1500
Craftsman Compound Mitre Saw 8.25", 1.5hp
Folding Ladders
Extension Ladders
Yard Tools
Hand Tools
Axes
Sledgehammers
Craftsman 12" Bandsaw/Sander
Delta Homecraft Drill Press

- Torch Kit
 - Bottle Cart
 - Torch Set
 - Pitney Bowes Scales
 - Pipe Wrenches
 - Battery Chargers
 - Crocks
 - Match Holder Collection
 - Zenith Antique Radio Desk
 - Maytag Motors
 - Fans
 - Car Ramps
 - Craftsman 6" Bench Grinder
 - Wheelbarrow
 - Push Mowers
 - Hi-lift Jack
 - Air Compressors
 - Central Machinery 10" Table Saw
 - Weedeaters
- ANTIQUES AND COLLECTIBLES:**
- Sun No. 40A Wood Stove
 - International Harvester
 - John Deere
 - Caterpillar
 - Piper Cub



TERMS: There will be a 10% buyer's premium on all purchases. All items will be sold "as is" without any warranties either expressed or implied by the auction firm. All items shall be removed the day of the auction. Payment will be accepted in the form of cash, credit card, or approved check with bank letter of credit.

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