

1760 S. 123RD ST. EAST, WICHITA, KS 67207
3 BEDROOM 2 BATH HOME ON NEARLY 1 ACRE

AUCTION

www.sundgren.com

BIDDING ENDS TUESDAY, MARCH 10 -- 4:00PM

ONLINE ONLY AUCTION

BIDDING OPENS MARCH 3 • DOWNLOAD THE SUNDGREN REALTY APP



PROPERTY ADDRESS: 1760 S. 123rd St. East, Wichita, KS 67207

PROPERTY DESCRIPTION: 3 bedroom 2 bath energy efficient home located in southeast Wichita, Kansas on nearly 1 acre. Built in 1981 but rebuilt in 1991, there are 1338 square feet of finished living area on the main level. The updated kitchen has granite countertop and custom Mahogany cabinets. The large primary bedroom has an updated bathroom with slate tile floors and shower, and custom cherry cabinets. There is an attached 2 car garage plus a storage building in the backyard. The full basement has a large finished family room with wood burning fireplace. The attached 2 car garage has heat and air with lots of storage cabinets and workbenches. You will love the back deck and patio, overlooking a very nice large east facing backyard, perfect for kids, pets, summer BBQ's or just peaceful relaxing!

UTILITIES: Because of the solar system, the Evergy average over the last 13 months is \$16.22!! Kansas Gas average over the last 12 months is \$63.09.

SOLAR SYSTEM: New King Solar installed in 2022, there are 10 panels in the solar array with a capacity of 3.6kW of DC (direct current) power. The Enphase IQ7+ micro-inverters convert the DC power into AC power, which feeds directly into the breaker panel. The system is rated to withstand 1 inch hail and 120mph winds and has a 25 year warranty on both the solar panels and the micro-inverters.

ROOF: New in 2022, CLASS 4 rustic slate shingle, Tamko storm fighter.

2025 REAL ESTATE TAXES: \$3,804.12

EARNEST MONEY: \$10,000

TERMS: Bidding will close at 4:00 PM on Tuesday March 10, 2026 or once no additional bids have been placed for 2 minutes. There will be a 10% buyer 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 \$10,000 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 April 10, 2026. 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 Seller approval. This property is selling "as is", not subject to financing, inspections, or appraisal. All pertinent information is available upon request.

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