

527 W Pine in El Dorado: Online Only
ABSOLUTE REAL ESTATE AUCTION

AUCTION

www.sundgren.com

Auction Closes October 20, 2021 at 4:00 P.M.

ONLINE ONLY AUCTION

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

OPEN HOUSE: THURSDAY, OCTOBER 7 4-6 PM



PROPERTY ADDRESS: 527 W Pine, El Dorado, KS 67042

PROPERTY DESCRIPTION: Classic 6 bedroom 2 bathroom home with almost 3000 square feet of finished living space! Recent updates include James Hardy siding (Lifetime Warranty) & windows! Main level offers a large living room & family room, office, kitchen, laundry room, and master suite. Main level bath has entry from the master and main living area. Second floor offers 5 additional bedrooms and full bath. Detached 2 car garage with loft and additional storage shed provide excellent additional storage space. Yard is entirely fenced offering great space for kids and pets to roam.

PROPERTY LOCATION: From Central and Main, west on Central to Denver, south on Denver to property.

2020 REAL ESTATE TAXES: \$2972.72



TERMS: Bidding will close at 4:00 PM on Wednesday October 20, 2021 or once no additional bids have been placed for 2 minutes. 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 and be purchasing the property subject to the preliminary title search report also linked at sundgren.com. Non refundable earnest money is \$2,500 due within 24 hours after the conclusion of the auction via check delivered to 218 E Central Ave, El Dorado Kansas unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before November 30, 2021. 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 not selling 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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