

ONLINE ONLY AUCTION

Ends Wednesday, July 31 at 6:00 P.M.

100 East Avenue, Blue Rapids, Kansas 66411

11.5 +/- Acres Marshall County Kansas Land

****Bidding begins Wednesday, July 17****

Legal Description:

Block One (1) LESS that part North and East of the Railroad, Block Two (2); and Lots 1-25, inclusive, in Riverview Place, platted out of Block Three (3) on East Avenue; all in the City of Blue Rapids, Marshall County, Kansas; Subject to all restrictions, easements, and rights-of-way, visible, invisible, and of record.

Property Features:

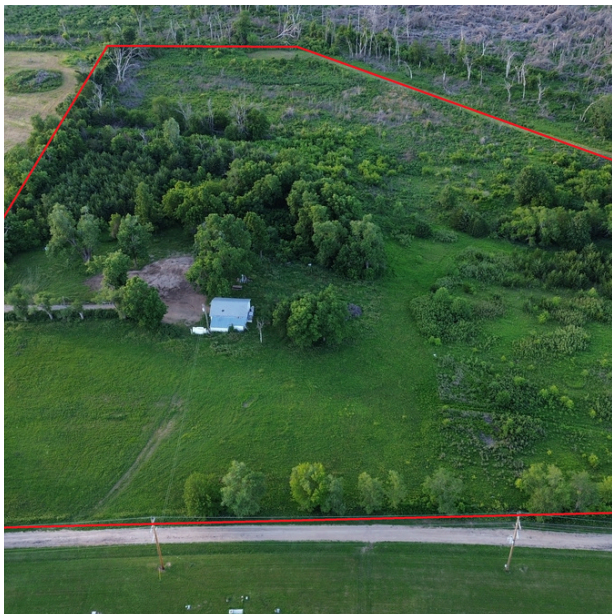
Edge of Town | Corner Lot | Driveway | 2-Car Garage with Lean-To (Built in 1970, 28 x 24) | Utility Shed | Utilities to Property | Mature Trees | Neighbors Tuttle Creek Lake Wildlife Area and Big Blue River

2023 Property Taxes: \$1,727.48

Property Location: From the intersection of Highway 77 (East 5th Street) and East Avenue, travel North 3 Blocks to the intersection of East Avenue and East 2nd Street, the property's Southwest corner is located on the Northeast side of the intersection.



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Listing Broker's Notes: This 11.5 +/- Acre Marshall County, Kansas land tract located on the edge of the city limits of Blue Rapids, Kansas would make a great build site for your next place to call home or recreational property. A house previously existed on the property that has been demolished and removed except the buried remains of the foundation. Pictures and property lines are illustrations only and not guaranteed to be actual property lines.

Jessica Leis, Broker - Cell: 785.562.7817 or Email: Jessica@MidwestLandandHome.com

Terms & Possession: This is an Online ONLY Auction. A buyer's premium of 5% of the final bid price (\$1,000 minimum) will be added to final bid price to determine the total sales price for the Property. 10% down day of the sale, balance due at closing on or before Wednesday, August 21, 2024. Sellers to pay 2023 and prior years property taxes. Taxes for 2024 will be prorated to the date of closing. Title insurance, escrow & closing costs to be split equally between buyer and seller. Buyer takes possession at closing. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. Marshall County Abstract and Title Company will act as escrow and closing agent. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Statements made the day of sale take precedence over all other printed materials.



Seller

Shawn Roeder



**Jessica Leis, Broker - 785.562.7817
Mark Uhlik, Broker/Auctioneer**

www.MidwestLandandHome.com