

ONLINE ONLY AUCTION

Ends Thursday, March 27 at 6:00 PM

125 2nd Lane, Greenleaf, Kansas 66943

4 Bedroom 2 Bath Split Level Home on 4.25 +/- Acres Washington County Kansas Land

****Bidding begins Thursday, March 13****

Legal Description:

Lot number one (1) in Block Number Eleven (11) in Haddix and Truesdell's Addition to the City of Greenleaf, being the tract of land described as Lot Four (4) in the North Half of the Southwest Quarter (N1/2SW1/4) of Section Three (3) in Township Four (4) South, of Range East AND Commencing at a point 790 feet east of the southwest corner of the north half of the southwest quarter (N1/2SW1/4) of Section Three (3), in Township Four (4) South, of Range Four (4) East of the 6th P.M., and running thence north 35 feet, thence east 235 feet, thence north 460 feet, thence east 295 feet, thence south 495 feet, thence west 530 feet, to the place of beginning; all being part of the North Half of the Southwest Quarter (N1/2SW1/4) of Section Three (3), in Township Four(4) South, of Range Four (4) East of the 6th P.M. and being otherwise described as Lot Seventeen (17), in the Southwest Quarter (SW1/4) of Section Three (3), in Township Four (4) South of Range Four (4) East of the 6th P.M.

Property Features:

Edge of Town | Driveway | 2-Car Garage with Enclosed Sauna | Utility Shed | Mature Trees

2024 Property Taxes: \$1,632.13

Property Location: From Greenleaf: Go North on Upland Road to 2nd Lane. Turn East and travel ¼ mile. The house is on the South side of the road. The vacant lot across the road to the north is included with this property.



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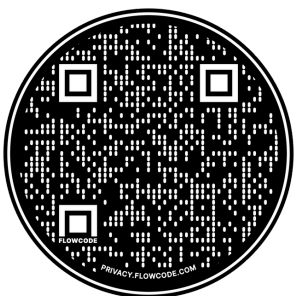
Listing Broker's Notes: Upper level features Living room, Eat-In Kitchen, 2 Bedrooms, 1 Bathroom

Lower level features Living room, 2 Bedrooms, 1 Bathroom, Laundry room, Utility room

*****Open house dates will be Sunday, March 2 from 2:00 PM - 4:00 PM and Sunday, March 16 from 3:00 PM - 5:00 PM*****

Tammy Herrs - 785.747.7151 or Tammy@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 Thursday, May 1, 2025. Sellers to pay 2024 and prior years property taxes. Taxes for 2025 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. 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
Eldyne Taskinen



Tammy Herrs, Agent- 785.747.7151
Mark Uhlik, Broker/Auctioneer

www.MidwestLandandHome.com