

ONLINE ONLY AUCTION

Ends Thursday, May 7th at 6:00 PM

202 Church Street, Linn, KS 66953

****Both Structures to be Moved to the Buyer's Property****



LOT 1: 3 Bedroom, 1 Bath, House

LOT 1 Legal Description: RESIDENTIAL HOUSE STRUCTURE ONLY (NOT LAND) LOCATED WITHIN WEEKES ADD, BLOCK 2, LOT 2-3, SECTION 28 TOWNSHIP 04 RANGE 03

Features: Wood Cabinets, Laminate Countertops, Stainless Steel Sink, Onyx Shower, Onyx Bathroom Countertop/Sink Combo, Ceiling Fans, Built-in Office Shelving

Directions: From the intersection of Hwy 9 & 1st Street in Linn, KS: Travel West on 1st Street to Church Street and turn South. Travel 1 ½ blocks, house and garage sit on West side of the street between the Church and School.



LOT 2: 2-Car Garage

LOT 2 Legal Description: RESIDENTIAL GARAGE STRUCTURE ONLY (NOT LAND) LOCATED WITHIN WEEKES ADD, BLOCK 2, LOT 3, SECTION 28 TOWNSHIP 04 RANGE 03

Features: 26'x24' 2-Car Garage with Electric Overhead Doors, Vinyl Siding, Asphalt Shingles, Double Pane Windows



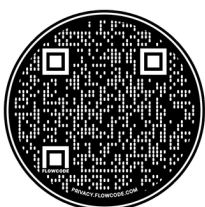
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Listing Agent's Notes: Step into this charming 3-bedroom, 1-bathroom home featuring a functional layout designed for comfortable living. A large living room window, along with additional windows throughout, fills the home with an abundance of natural light. The updated eat-in kitchen offers both style and practicality with ample countertop space. Additional highlights include a dedicated laundry room and a spacious office ideal for work or hobbies. Large, detached garage offers excellent versatility, ideal for vehicle storage, a workshop, or additional space for hobbies and projects. It can also be used for storing tools, lawn equipment, or seasonal items, providing valuable extra storage separate from the home. The garage is equipped with two electric overhead doors for convenient access and ease of use.

*****Open House will be Saturday, April 11th, 10:00 AM - 11:30 AM*****

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, June 11, 2026. Sellers to pay 2025 and prior years property taxes. Title insurance, escrow & closing costs to be split equally between buyer and seller. Possession of the above-described real estate shall be delivered to Buyer(s) August 3, 2026. Buyer(s) acknowledges that the property being sold is a house structure and garage structure only and does not include the land it currently resides on. The house and garage are being sold in their current condition, "as-is, where-is," with no warranties or guarantees expressed or implied. Buyer(s) agrees to remove the house and garage from its current location after August 3, 2026, and before September 15, 2026, at their sole cost and responsibility. The current landowner shall not be held liable for any accidents, damages, or issues that arise before, during, or after the removal of the house or garage. Seller will be responsible for the cleanup and disposal of any remaining foundation materials. 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
Zion Lutheran Church



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

www.MidwestLandandHome.com