

AUCTION

Address: 7002 E Timberon Ln, Wichita, KS 67206

4 BED, 2 BATH HOME IN NE WICHITA - FENCED YARD

GREAT LOCATION IN ROCKHURST NEIGHBORHOOD - NEAR ROCK RD AMENITIES

Online Bidding Only - Ends Friday, March 27th @ 11:00am



Register to Bid: www.ReeceNicholsAuction.com

Lot Size: 9,075 ± SF (0.21 ± Acres)

Total Finished SF: 2,439 ± SF

- **Above Ground:** 1,247 ± SF
- **Basement:** 1,192 ± SF

Bedrooms: 4

Bathrooms: 2 full

Garage: 2 car attached

Year Built: 1968

School District: USD 259 - Wichita

2025 Property Taxes:

- General: \$3,003.30
- Specials: \$4.00

HIGHLIGHTS:

- Multiple living areas
- Fenced yard
- Large Sunroom
- Climate Controlled Sun Room

LOCATION HIGHLIGHTS

- Nearby schools include Saint Thomas Aquinas Catholic School, Wichita Independent, Wichita Collegiate, and Price-Harris Elementary
- Nearby amenities include Bradley Fair, Wichita Country Club, and a variety of restaurants, shopping, and businesses that East Wichita has to offer.

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Terms: Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there supersede any other advertised material. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing within 30 days. The successful bidder must immediately execute the provided auction purchase contract and deposit \$10,000.00 as earnest money within the specified time outlined in the contract. Additionally, a 10% buyer's premium will be added to the final bid price. This auction is conducted exclusively online, with a 2-minute bidding time extension. The auctioneer reserves the right to recess, adjust and/or extend the bidding time as they deem necessary. Furthermore, the auctioneer may, at their sole discretion, reject, disqualify, or refuse any bid. Broker forms, if any, are available on the bidding site. While all information is deemed reliable, buyers are encouraged to conduct their own due diligence. The sale is not contingent on financing, appraisal, or inspection, and the winning bidder must be available immediately post-auction. The property is sold subject to applicable Federal, State, and/or Local Government regulations, with all measurements and details approximate and non-binding. The auctioneer provides no warranties regarding the online bidding platform's performance and assumes no liability for any bidder-incurred damages during its use, including unacknowledged bids or errors. Bidders accept all risks associated with the platform and acknowledge that the auctioneer bears no responsibility for bid submission or acceptance errors or omissions. Auctions may be subject to selling prior to the auction date.