

AUCTION

Address: 374 & 376 N Country Acres, Wichita, KS 67212

INVESTMENT OPPORTUNITY - WEST WICHITA DUPLEX

Online Bidding Only - Ends Friday, April 24th @ 11:30am

Open House
Wednesday, April 22nd
12:00pm - 2:00pm



Register & Bid Online: www.ReeceNicholsAuction.com

Zoning: TF - Two Family
Lot Size: 10,242 ± SF (0.24 ± Acres)
Total Building Area: 3,708 ± SF
 • **Finished:** 2,780 ± SF
Unit Sizes: 2 - 2 Bedroom, 1 Bathroom
Garage: 1 car attached
Year Built: 1981
2025 Property Taxes:
 • General: \$1,986.22
 • Specials: \$8.00

Occupancy: 50%
Laundry: In Unit
Tenant Paid Utilities:

- Water
- Trash
- Electric
- Gas

BUILDING SYSTEMS & CAPITAL IMPROVEMENTS

- Roof Replaced in 2006
- Water Heater in Unit 376 replaced in 2024

Financial Summary - Rent Roll

Unit	Monthly Rent	Annual Rent	Market Rent	Security Deposit	Term of Lease	Bedrooms	Bathrooms
374 Country Acres	\$ 700.00	\$ 8,400.00	\$ 975.00	\$ 475.00	MTM	2	1
376 Country Acres	\$ -	\$ -	\$ 975.00	\$ -	Vacant	2	1

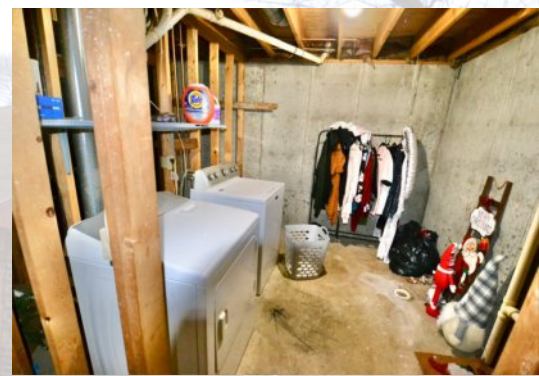
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TERMS: Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there supersede any other advertised material. The property is being sold in its current "Where 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 \$15,000.00 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.