



REAL ESTATE SPECIALISTS

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MCCURDYAUCTION.COM



6 RESIDENTIAL IN WICHITA, HAYSVILLE & HUTCHINSON
REAL ESTATE AUCTIONS
ON-SITE SATURDAY, OCTOBER 5th

3% BROKER PARTICIPATION RECOGNIZED



ID# 3331
ALSO OFFERING PERSONAL PROPERTY

1323 E. 10TH • SAT. 10/05 AT 10:00 AM

2+BR, 1-BA w/ 1-car detached garage. Full finished basement features large family room with bar and an additional room. **Also offering 2007 Ford Ranger(22,500 miles), 2-person boat, storage building, air compressor, generator and appliances.** Earnest Deposit: \$3,500; Year Built: 1956; SF: 1,275; Gen. Tax: \$1,134.46; Specials: \$67. *(In Hutchinson, K-61 & 4th. West to Lorraine, North to 10th, West to home.)*



ID# 3276

9210 W. JAMESBURG • SAT. 10/05 AT 12 NOON

3+BR, 3-BA w/ 2-car garage and fully fenced backyard w/ deck. Open floor plan w/ vaulted ceiling and fireplace in the living room. Full finished basement has a spacious family room, bathroom, storage, wet bar and 2 additional rooms. Oak kitchen with eating bar off of the dining area. Located near 21st & Tyler intersection and Sunset Park. Earnest Deposit: \$5,000; Year Built: 1983; SF: 3,067; Gen. Tax: \$2,059.25; No specials. *(21st & Tyler. South to Jamesburg, West to home.)*



ID# 3317

3807 E. SKINNER • SAT. 10/05 AT 1:30 PM

2+BR, 1.5-BA w/ 1-car garage and covered front porch. Main floor family room addition has a fireplace, walk-out to backyard and an additional room w/ closet. Full basement features rec area that is mostly finished and storage area. Backyard has mature shade trees, storage shed and patio that could be used for outdoor cooking. Earnest Deposit: \$3,500; Year Built: 1953; SF: 1,636; Gen. Tax: \$1,121.79; No specials. *(Harry & Hillside. East to Roosevelt. South to Skinner, East to home.)*



ID# 3329

1102 E. TULSA • SAT. 10/05 AT 2:30 PM

NO MINIMUM, NO RESERVE! 3-BR, 1-BA brick ranch on corner lot across from the river! 1-car garage, covered front porch/back patio, vinyl/metal siding on gables and large backyard. Partial basement w/ finished rec/family room, bonus room and storage. CH/CA. Earnest Deposit: \$3,500; Year Built: 1954; SF: 1,648; Gen. Tax: \$902.78; No specials. *(Pawnee & Hydraulic. South to Tulsa, West to home.)*



ID# 3328

3115 S. MARTINSON • SAT. 10/05 AT 3:30 PM

3-BR, 1-BA ranch w/ 1-car garage. Completely updated in 2013, including: Heritage 50 year roof, exterior paint & gutters, carpet & laminate flooring, 40 gallon hot water tank, Manabloc plumbing, electric including 200 amp panel, high-efficiency CH/CA, kitchen cabinets, counters, flooring and bathroom vanity, shower/tub, stool and flooring. Earnest Deposit: \$3,500; Year Built: 1955; SF: 1,153; Gen. Tax: \$872.36; No specials. *(31st St. S. & Seneca. West to Martinson, North to home.)*



ID# 3325

7841 S. WASHINGTON • SAT. 10/05 AT 4:30 PM

NO MINIMUM, NO RESERVE! 2-BR, 1-BA home in Haysville. Home is a fixer-upper, but has potential. If you are a fan of the old Joyland, then own a piece of nostalgia of what Braden McCurdy has called the "Wacky Shack" of our upcoming auctions. But seriously Megan, help us say something on this one. Earnest Deposit: \$3,500; Year Built: 1952; SF: 1,532; Gen. Tax: \$781.05; No specials. *(In Haysville, 79th & Hydraulic. West and curve into Washington, North to home.)*

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TERMS: A non-refundable earnest deposit, which is included in each listing description, is due the day of the auction with the balance due in cash at closing. There will be a 10% Buyer's Premium (\$1,000 minimum) added to the final bid, unless otherwise announced. A 3% broker participation fee is offered. Broker/Agents must pre-register by 5 PM business day prior to the auction. Closing will take place on or before 30 days following the auction. This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections completed prior to the auction day including, but not limited to, roof, structure, termite, wood destroying insects, environmental, groundwater, flood designation, presence of lead-based paint and/or lead-based paint hazards, presence of mold, presence of asbestos, presence of radon, electrical, mechanical, plumbing and any other desired inspections, if any. Information given is from sources deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s) / Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. Any communication from McCurdy Auction, LLC is not an attempt to solicit or interfere with existing agency relationships. --- Copyright © 2013 - All Rights Reserved - McCurdy Auction, LLC