



REAL ESTATE AUCTION

LIVE AUCTION ONLY

HELD ON-SITE @ 10918 S OSAGE RD, HUTCHINSON KS

FRIDAY, MAY 23RD, 2025 @ 6:00pm



OPEN HOUSE

Thursday, May 8, 2025 at 6:00 -7:00 PM

DIRECTIONS

From Halsted St. & Highway 96 West of Yoder, KS go South on Halsted 1 mile to Coral Sea Rd, then 1 block West, then 1 block South on Osage Road

LEGAL DESCRIPTION

Lot 6 and the South half of Lot 7 in HABIT in Section 29-24-5 in Reno County



- Features a nice double wide modular home with 1152 sq. ft. of living space on the main floor plus a full basement partially finished with kitchenette, laundry room, and large rec room. The main floor has 3 bedrooms, 2-full baths, living room, kitchen/dining room combination. All appliances sell with the house, carpeting throughout
- Home has an attached 2-car garage with electric openers
- Central heat & air, water softener, rural water, & Rural sewer system
- An open front porch & open patio in the back, guttering, and an enclosed fenced in back yard
- Home was built in 1976, and a 2-car garage was added, home has all brick front & side, back has vinyl siding
- The ½ lot is located on the north side with lots of room to expand or add a shed or shop, located on a paved street
- A well-kept and well maintained home ready to move in
- Other improvements include a metal-clad 10x16 ft. utility barn
- Access is good, close to highway 96 and close to Yoder, KS
- Total Taxes: \$1335.50 to be prorated at closing
- Seller will provide clear Title Insurance; buyer shall pay the closing fee of \$500 at the Title Co.
- Terms: \$7500 down on sale day, the balance due in 30 days; not contingent on financing. Down payment is non-refundable; no buyers premium will be charged
- Property is sold as is without any written or implied guarantees
- Prospective buyers are welcome to do their own inspection prior to the auction
- Any announcement made on sale day takes precedence over the sale ad



Paul Nisly

Auctioneer

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www.nislyauction.com



Reece Nichols
SOUTH CENTRAL KANSAS

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SELLER: Rich & Janice Jensen Estate
Executor: Deanna Blow