

HOME FOR SALE AT PUBLIC AUCTION

Sunday, August 6, 2023 – 1:00 PM
2711 Colleen Ave., Dodge City, KS

Auction will take place on location.

Open House Thursday, July 13th, 2023, 6:00 – 7:00 PM

For a private showing, please contact Mike Burkhart @ 620-430-2000 *Please allow for 24-hour notice when scheduling a private showing*



This auction will not last long. The vehicles and other personal property items will be sold after the real estate. This home could make a great investment and has endless opportunities for the buyer to make it their own!

This 988 sq. ft. home features 3 bedrooms, 1 bath and has a composition single roof and painted Hardie Board siding. This home is within walking distance of Ross Elementary School and a half block from Colleen Park, which has a playground and fenced tennis courts.

The living room features wall-to-wall carpet and has an inviting entry into the dining room and kitchen. The spacious kitchen has ample cabinet space and a stove with an under-cabinet range hood. In the hallway is a linen closet that is located right across from the washer and dryer area. All three bedrooms have reach-in closets and are located next to the full bathroom, which includes a tub shower, sink, and built-in medicine cabinet.

The attached single car garage has a manual garage door and access to the backyard. The backyard could be a great place to relax in the shade of the mature trees after a long day.

The home is equipped with central heat, which will make it simple for the buyer to install central air conditioning.

TERMS: \$7,500 down day of sale. Balance due upon closing, on or before September 6, 2023. **The buyer must have cash or financing in place before bidding.** The seller guarantees clear title upon closing. The buyer and seller will split the cost of title insurance & escrow 50/50.

TAXES: Taxes will be prorated to the date of closing. 2022 property taxes totaled \$1,458.72.

POSSESSION: At closing and upon full payment of purchase price.

Year Built	1971
Roof	Composition
Ext. Siding	Hardie Board
Foundation	Concrete with Crawl Space
Living Area	988 Sq. Ft.
Main Fl. Sq. Ft.	988 Sq. Ft.
Basement	Crawl Space
Lot Size	8,784 Sq. Ft.
Living Room	13.6' x 14'
Kitchen	10' x 8'
Dining Room	9.6' x 8'
Bedroom – Primary	12' x 11.6'
Bedroom – 2nd	11' x 10'
Bedroom – 3rd	10' x 9'
Bathroom – Main	Full
Utility Room	Main
Heating	Rheem Classic 90 Plus
A/C	Window Unit
Garage	Attached; 1 Car
Homeowner's Dues	N/A

VEHICLES

- 2006 Honda Civic Hybrid, approx. 229,000 miles, cloth interior, power locks and windows.



- 1999 Mercury Sable, 211,541 miles, cloth interior, power locks and windows.



- 1997 Ford F150, 119,983 miles, 2-wheel drive, regular cab, short bed pickup



FURNITURE

China hutch; Pine wood corner cabinet; Large kitchen table; Small school desk; Upholstered rocking recliner; Several wooden end tables; Cedar chest; Dresser with mirror; Queen size bedframe with headboard; 2 Retro hot pink pedestal chairs

HOUSEHOLD ITEMS & MISC.

Mobil Oil bottle; Mini refrigerator; GE turntable microwave; Oil lamp with chimney; Long bench; Avon perfume bottles; Playing cards; Flour sifter; Other miscellaneous knickknacks; Desk lamp with 2 lights; Collection of pin buttons; Small space heater; Hoover Futura vacuum; Weedeater 22" push mower with Briggs & Stratton engine; Wheelbarrow; Some yard tools including rakes, prunes, snippers and pitch forks; Some misc. lumber; Aluminum ladder; Misc. hand tools including hammers, pipe wrenches, hand saws, drill bits, sledge hammers, crow bar and an electric Black N Decker drill; Fishing pool; Tackle box

SELLER: Robert Hill Estate

For more photos and a printable sale bill,

visit www.soldbyburkhart.com

Mike Burkhart - Broker/Auctioneer

620-430-2000



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