

REAL ESTATE AUCTION

SATURDAY, JULY 12, 2025 - 11:00 AM

5039 N ARMSTRONG, WICHITA, KS 67204

AUCTION TO BE HELD ON-SITE W/ ONLINE BIDDING AVAILABLE

OPEN HOUSE: SUNDAY, JUNE 29 & JULY 6 • 2-3 PM



3 Bed • 1.5 Bath • Spacious Corner Lot • 2-car Attached Garage

Charming 3 bed, 1 1/2 bath ranch-style home on a spacious corner lot (0.45 acres) with attached 2-car garage & carport. Features include:

- ☀ Beautiful hardwood floors (partially exposed)
- 🍴 Large kitchen + formal dining room
- 🔥 Wood-burning fireplace in cozy living room
- ⚙ Updated PEX plumbing & breaker panel with generator hookup (generator included!)
- 🛠 3 storage sheds & fenced backyard
- 💧 Room to revive a unique backyard lazy river water feature

Updated systems, move-in ready, and loaded with potential—don't miss this rare auction opportunity!

📏 1,412 sq. ft. | 🛏 3 Bed | 🛁 1.5 Bath | 🚗 Garage + Carport | 🏠 Built in 1960

🎓 Amelia Earhart Elem | Pleasant Valley MS | Heights HS

💰 Annual Taxes: \$1,335

10% Buyer's Premium A non-refundable earnest deposit of \$5,000 is due at the contract signing on the day of sale. Closing date on or before August 12, 2025. Property is offered in it's current as-is condition. The contract will not be contingent on or subject to inspections, financing, appraisal or interim maintenance.



PAT DREILING, AUCTIONEER

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