

Residential Home

-Public Auction-

For: **Linda M. Doty**

Monday, September 8, 2025



FARMLAND

Auction & Realty Co.

Auction Location: 1402 Lincoln St, LaCrosse, KS

Auction Start Time: 7:00pm

PROPERTY ADDRESS: 1402 Lincoln St, LaCrosse, KS

PROPERTY LOCATION: From Intersection of Hwy 183 & Hwy 4, east 4 blocks to Lincoln Street, south 1.5 blocks to location. Home is located on the south-west corner Lincoln & East 14th Street.

LEGAL DESCRIPTION: Dechants Addition LaCrosse, Block 1, South Half of Lot 3 and all of Lot 4, LaCrosse, Rush County Kansas.

GENERAL INFORMATION: Ranch style brick home located in the Northeast part of LaCrosse on a corner lot. This home includes 2 bedrooms, 2 full bathrooms, dining room & kitchen, living room and office space. One of the full bathrooms is located behind the garage and includes a shower and washer/dryer hookups. This home was built in 1965 and has 1,226 sqft of living space. It also includes a large 2 car attached garage and a large open backyard. Roof was replaced in approximately 2022; AC & Heat were new in 2009.

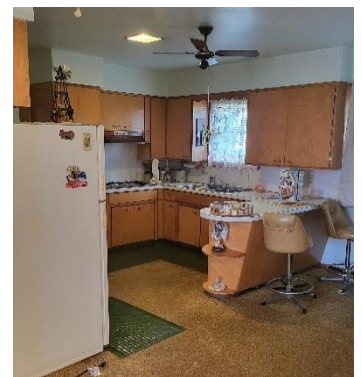
Sellers are not providing any inspections, and property is being sold in "as is" condition, any inspections will be purchasers responsibility.

TAXES: Seller will be responsible for all of 2024 and prior taxes. The 2025 taxes will be prorated to date of closing based on the 2024 taxes which were \$1975.96 if the 2025 taxes are not available

POSSESSION: At closing on real estate and personal property. Including washer, dryer and refrigerator.

OPEN HOUSE: Sunday, August 31, 2025, 1:00-2:30 or by appointment with Listing Agent.

AGENCY DISCLOSURE: Farmland Auction & Realty Co., Inc is the agent of the Seller on the Real Estate and will perform all the duties as set out in K.S.A. 58-30,106. If Purchaser desires representation, legal council is advised.



FOR MORE INFORMATION, SCAN THE QR CODE TO BE DIRECTED TO OUR WEBSITE



TERMS: \$5,000 down day of contract signing, balance to be paid upon title approval and delivery of deed, said closing to be on or before October 23, 2025, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. Sale is not contingent on the purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the contract signing. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Title Insurance to be split 50% to the Buyer, 50% to the Seller(s) showing merchantable title in the Seller for the owner's title insurance policy. Title Insurance is being prepared by Security First Title, LaCrosse, KS. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser. **Listing Agent:** Jason Dellett 785.650.4986



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