

**SELLS TO THE HIGHEST BIDDER
REGARDLESS OF PRICE!**

ABSOLUTE AUCTION

BERNADINE M. SIMMS TRUST
As Bernadine Simms has moved to retirement community, we have been selected to sell her lovely home to the highest bidder at absolute auction.

SATURDAY, JULY 31ST, 10:00 AM

7208 Flint Circle, Shawnee, KS 66203

Property Directions: I-35 to 75th St., west 8/10 mile to Nieman Rd., north 2 blocks to 72nd Terr., west 2 blocks to Flint Cr., north to address.

NICE 3 BEDROOM TRUE RANCH ON QUIET, TREED CUL-DE-SAC LOT

Features: newer roof, central air, furnace, driveway and garage floor, eat-in-kitchen, living room, dining room, family room with brick fireplace, 3 bedrooms, 2 baths, full basement, 2-car garage, covered patio, mature trees, fenced back yard, garden shed and more! Just needs updating and some maintenance!

MAIN LEVEL

- **Eat-in Kitchen:** 11x15; painted beam ceiling, Whirlpool microwave, electric range and dishwasher, Frigidaire side by side refrigerator, garbage disposal, ceiling fan, linoleum
- **Family Room:** 14x20; brick fireplace w/gas logs, brick hearth, vaulted beam ceiling, ceiling fan, carpet
- **Living Room:** 13x15; lg. double window overlooking treed backyard, carpet
- **Dining Room:** 10x11; hanging chandelier, carpet
- **Master Bedroom:** 15x15; walk-in closet, carpet
- **Master Bath:** shower enclosure, vanity, linoleum
- **Bedroom 2:** 12x13; nice sized closet with organizer; carpet
- **Full Bath:** tub, vanity, linoleum
- **Bedroom 3:** 11x13, closet, carpet
- **Covered Patio:** 12x18

FULL CONCRETE DAYLIGHT BASEMENT

- **Laundry/Furnace/Storage Area:** 22x35; Lennox Elite Series hi-efficiency gas furnace, General humidifier, Space-Gard air cleaner, hot water heater, Whirlpool washer/dryer
- **Workshop Area:** 15x25; workbench, shelving
- **Storage Area:** 13x20; fireplace, shelving

GARAGE

- **2 Car Attached Garage:** 20x20, new concrete floor '08, Genie Pro Max opener, work bench, attic access

QUIET CUL-DE-SAC LOT

- Mature trees, fenced back yard, flower beds, 6x10 garden shed with concrete floor



OPEN HOUSE:
Sundays, July 18th
& 25th; 2-4 PM



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BERNADINE M. SIMMS TRUST
Sells to the Highest Bidder Regardless of Price!

ABSOLUTE AUCTION

AUCTION DATE:
Saturday, July 31st, 10:00 AM

AUCTION LOCATION:
7208 Flint Circle, Shawnee, KS 66203

NICE 3 BEDROOM TRUE RANCH ON QUIET, TREED CUL-DE-SAC LOT



ADDITIONAL FEATURES

- New concrete driveway (2008)
- New concrete garage floor (2008)
- New composition roof (2006)
- Newer Lennox Elite Series gas furnace and central air (2000)
- Stone trim and shake front
- Quiet, Well Established Neighborhood
- One Year Home Warranty

OTHER INFORMATION

- School District: Shawnee Mission
- Legal Description: Lot 2, Block 3, Homestead Estates
- Year Built: 1975
- Lot Size: 9,751 sq. ft.
- 2009 Real Estate Taxes: \$2,417.63 (paid)

NEW TO AUCTION?

4 QUICK TIPS

1. **Research** the property at www.CatesAuction.com and download a "Property Information Package" that will provide more info about the property and auction.
2. **Attend** an open house event to tour the property and talk to a representative.
3. **Ask** questions. Call us at 913-378-1134 or email us at sold@catesauction.com with any questions you may have.
4. **Bid.** There are 3 easy ways to bid. You can make a bid in advance of the auction, bid live onsite at the auction or bid live online from your computer.

VISIT WWW.CATESAUCTION.COM FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES.

Summary of Terms: 5% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens.

REALTORS / BROKERS

Earn **3% BAC** Offered on this property
Calculated on high bid



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