

## AGENT HANDOUT - RESIDENTIAL



**MLS #** 264169  
**Status** Active  
**Type** Single Family OnSite Blt  
**Address** 211 S G  
**Address 2**  
**City** Wellington  
**Area** S14- Wellington  
**Class** RESIDENTIAL  
**Price** \$24,500

**AG Bedrooms** 2  
**Total Bedrooms** 2  
**AG Full Baths** 1  
**AG Half Baths** 0  
**Total Baths** One  
**Garage** One Car  
**Basement** Yes - Unfinished  
**Levels** One Story  
**Approximate Age** 81+ Years  
**Acreage** City Lot



Austin Renn - (620) 440-2831  
 Renn & Co. Inc - Phone: (620) 326-2271

Virtual Tour:

### GENERAL

<p> <b>Showing Phone #</b> 620-326-2271  <b>Pager #</b>  <b>Voice Mail Ext.</b>  <b>Office Fax</b> 6203267320  <b>Model Home Phone</b>  <b>TFLA</b> 932  <b>AGLA</b> 932  <b>BFA</b>  <b>SQFT Source</b> Court House  <b>County</b> Sumner  <b>Elementary School</b> Lincoln  <b>Middle School</b> Wellington  <b>High School</b> Wellington  <b>Subdivision</b>  <b>Master Bedroom Dimensions</b> 11 X 12  <b>Master Bedroom Level</b> M  <b>Master Bedroom Floor</b> Carpet  <b>Bedroom 2 Dimensions</b> 10 X 11  <b>Bedroom 2 Level</b> M  <b>Bedroom 2 Floor</b> Carpet  <b>Bedroom 3 Dimensions</b>  <b>Bedroom 3 Level</b>  <b>Bedroom 3 Floor</b>  <b>Bedroom 4 Dimensions</b>  <b>Bedroom 4 Level</b>  <b>Bedroom 4 Floor</b>  <b>Bedroom 5 Dimensions</b>  <b>Bedroom 5 Level</b>  <b>Bedroom 5 Floor</b>  <b>Bedroom 6 Dimensions</b>  <b>Bedroom 6 Level</b>  <b>Bedroom 6 Floor</b>  <b>Bedroom 7 Dimensions</b>  <b>Bedroom 7 Level</b>  <b>Bedroom 7 Floor</b>  <b>Living Rm Dimensions</b> 13 X 15  <b>Living Rm Level</b> M                 </p>	<p> <b>Living Rm Floor</b> Carpet  <b>Kitchen Dimensions</b> 11 X 6  <b>Kitchen Level</b> M  <b>Kitchen Floor</b> Vinyl  <b>Dining Rm Dimensions</b>  <b>Dining Rm Level</b>  <b>Dining Rm Floor</b>  <b>Family Rm Dimensions</b>  <b>Family Rm Level</b>  <b>Family Rm Floor</b>  <b>Rec Rm Dimensions</b>  <b>Rec Rm Level</b>  <b>Rec Rm Floor</b>  <b>Year Built</b> 1920  <b>Builder</b>  <b>Est. Completion Date</b>  <b>Lot Size/SQFT</b> -  <b>Number of Acres</b>  <b>Legal</b>  <b>Directions</b> From I-35 Wellington exit, go west on hwy 160 to Jefferson, south on Jefferson to Lincoln, west on Lincoln to G, south to home.  <b>Listing Date</b> 10/15/2009  <b>Expiration Date</b> 3/15/2010  <b>Sub-Agent Commission</b> 0  <b>Buyer Broker Commission</b> 3  <b>Transaction Broker Comm.</b> 3  <b>Variable Commission</b> Non-Variable  <b>Virtual Tour</b>  <b>Tax ID</b>  <b>HotSheet Date</b> 11/5/2009  <b>Associated Document Count</b> 0  <b>Original Price</b> \$24,500  <b>Days On Market</b> 35                 </p>
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### FEATURES

<p> <b>ARCHITECTURE</b> Bungalow  <b>EXTERIOR CONSTRUCTION</b> Vinyl/Metal Siding  <b>ROOF</b> Composition  <b>LOT DESCRIPTION</b> Standard  <b>FRONTAGE</b> Paved Frontage  <b>EXTERIOR AMENITIES</b> Storm Windows/Ins Glass  <b>GARAGE</b> Detached  <b>FLOOD INSURANCE</b> Unknown  <b>UTILITIES</b> Sewer, Natural Gas, Public Water  <b>BASEMENT/FOUNDATION</b> Partial  <b>BASEMENT FINISH</b> None                 </p>	<p> <b>COOLING</b> Window/Wall Unit  <b>HEATING</b> Gas  <b>DINING AREA</b> Formal  <b>KITCHEN FEATURES</b> Gas Hookup  <b>MASTER BEDROOM</b> Master Bdrm on Main Level  <b>LAUNDRY</b> Basement  <b>POSSESSION</b> At Closing                 </p>
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**FEATURES CONTINUED**

**WARRANTY** No Warranty Provided  
**OWNERSHIP** Individual  
**PROPERTY CONDITION REPORT** No

**DOCUMENTS ON FILE** Lead Paint  
**SHOWING INSTRUCTIONS** Call List Agent/Office, Company Lock Box  
**TYPE OF LISTING** Excl Right w/o Reserve  
**AGENT TYPE** Sellers Agent

**FINANCIAL**

**Assumable** No  
**General Taxes** 481.70  
**General Tax Year** 2008  
**Yearly Specials** 0.00  
**Total Specials** 0.00  
**Yearly HOA Dues** 0.00

**HOA Initiation Fee** 0.00  
**HBPP Company**  
**Earnest Money** Pfalzgraf and Dierking  
**Currently Rented?** No  
**Rental Amount**

**SOLD STATUS**

**How Sold**  
**Contract Date**  
**Closing Date**  
**Sold Price**  
**L/Assist**  
**Includes Lot**  
**Appraiser Name**  
**Non-Member Appraiser Name**  
**Previously Listed**

**PUBLIC REMARKS**

2 bedroom Bungalow with lots of potential, within walking distance from Lincoln school and downtown.

**PRIVATE REMARKS**

**ADDITIONAL PICTURES**



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