

**AUCTION: 2 bed 1 bath home on large lot in Hillsboro,
Ks
208 N Washington
Hillsboro, KS 67063**

**\$85,000
0.400± Acres
Marion County**



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Hillsboro, KS / Marion County**

SUMMARY

Address

208 N Washington

City, State Zip

Hillsboro, KS 67063

County

Marion County

Type

Farms

Latitude / Longitude

38.355418 / -97.20292

Dwelling Square Feet

864

Bedrooms / Bathrooms

2 / 1

Acreage

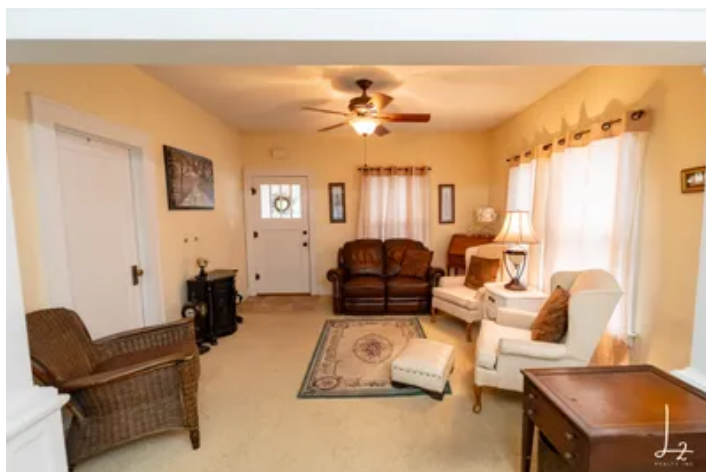
0.400

Price

\$85,000

Property Website

<https://l2realtyinc.com/property/auktion-2-bed-1-bath-home-on-large-lot-in-hillsboro-ks-marion-kansas/88547/>



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PROPERTY DESCRIPTION

PROPERTY: Residence, Detached Garage, and Garden shed on large lot in Hillsboro, Kansas

AUCTION DATE: September 27th, 2025 at 10AM Central

AUCTION LOCATION: 208 N Washington, Hillsboro, Kansas 67063

OPEN HOUSE: Sunday September 21st, 2025 2 PM - 4 PM Central

***Property will sell at auction, and is being sold in "AS IS CONDITION" list price is for MLS search purposes only and not an asking price or reserve.**

Charming 1930 Bungalow in the Heart of Hillsboro

Step into the warmth and character of this classic 1930 bungalow, offering cozy small-town living just minutes from Hillsboro's schools, shops, and parks. This one-story home features 864 square feet of inviting living space, with 2 comfortable bedrooms and 1 full bathroom.

The home boasts original charm with a practical layout, offering four total rooms including a spacious living area and an efficient kitchen ready for your personal touch. A covered front porch welcomes you home, while the manageable yard size provides space for gardening, relaxing, or enjoying quiet evenings outdoors.

With a crawl space basement and solid foundational condition, this home is ideal for first-time buyers, downsizers, or those looking for an affordable investment opportunity. The property offers good physical condition, making it a great option for buyers seeking value with potential.

Whether you're looking to make it your own or add to a rental portfolio, this Hillsboro gem is full of potential.

FOR MORE INFORMATION CONTACT **LISTING AGENT AARON FAST AT [620-747-0414](tel:620-747-0414) OR EMAIL AFAST@L2REALTYINC.COM**

TERMS: ONLINE & LIVE. **Online bidding will open at 10:00 AM central on Monday, September 22nd, 2025** and the **live auction will begin at 10:00 AM central on September 27th, 2025.** Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by the final bid plus buyer's premium.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. **The earnest deposit in the amount of \$2000 will be tendered to Security 1st Title in Marion, Kansas within five (5) days of notification and acceptance.** Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before October 24th, 2025 at where time seller shall deliver possession.



Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

All terms announced the day of the auction take precedence over any other advertising.

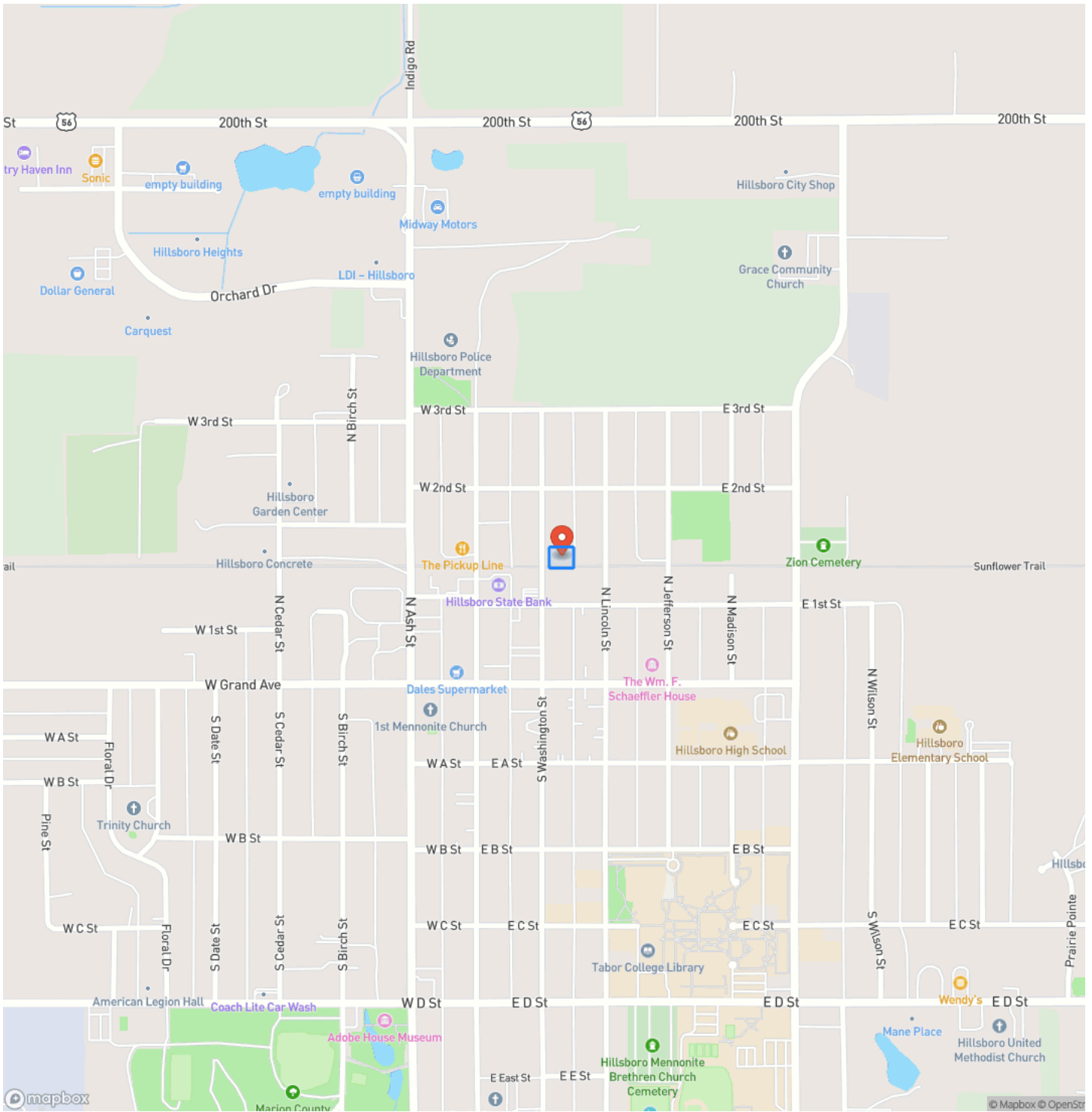


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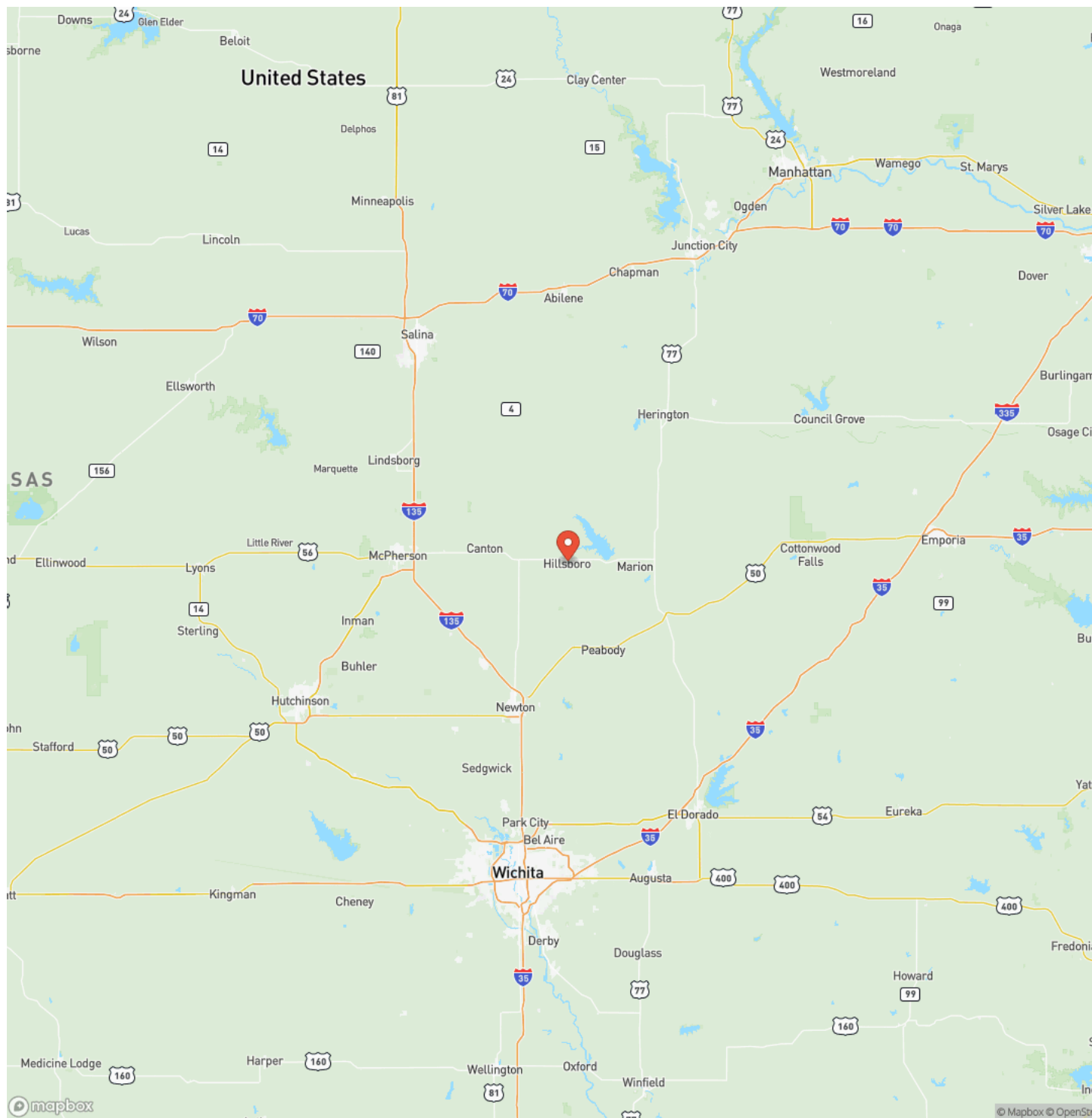
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Locator Map



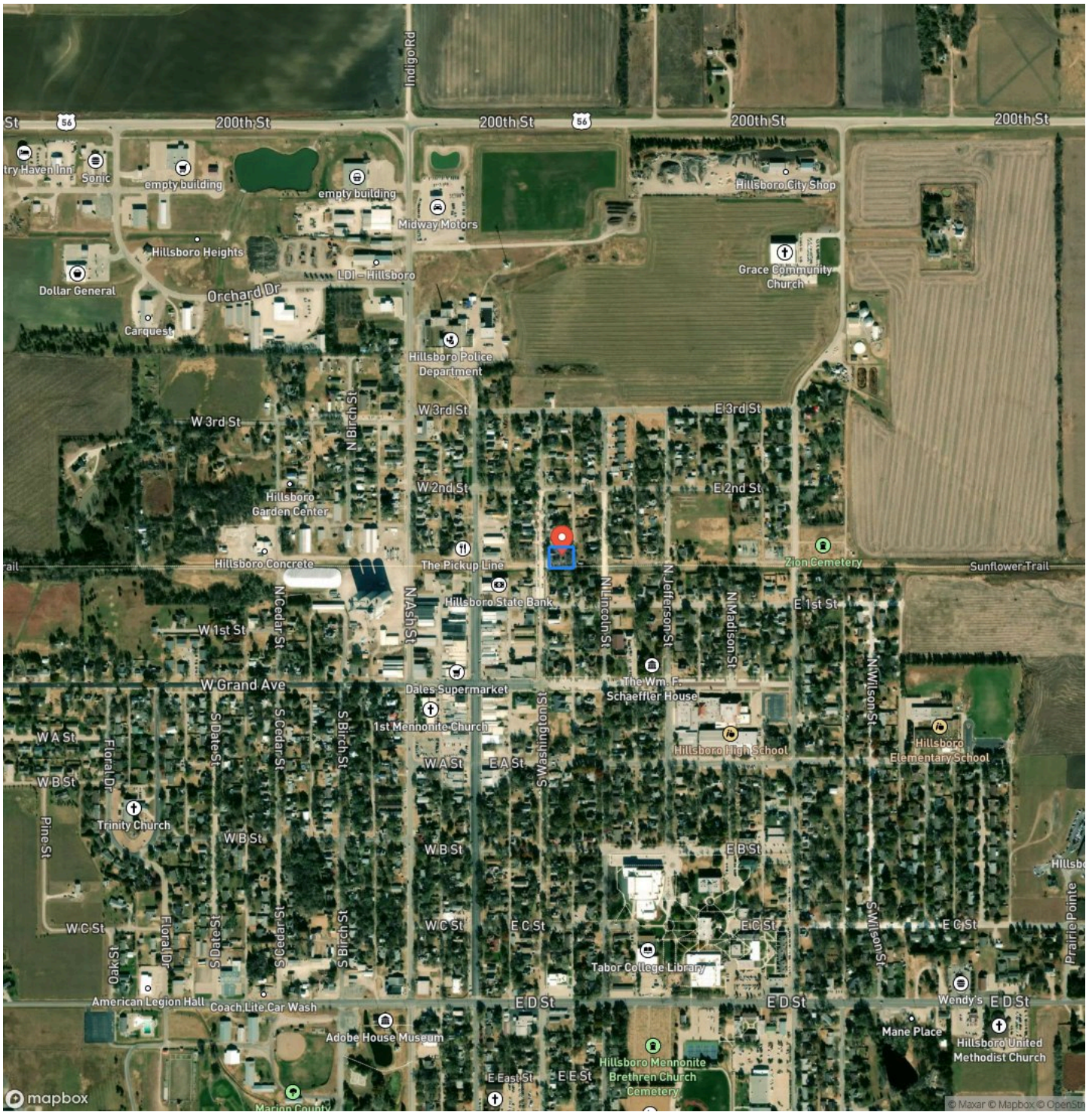
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Locator Map



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Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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