

ABSOLUTE ONLINE ONLY HOME AUCTION

Property Address: 2333 SE Tecumseh Rd, Tecumseh, KS 66542

Open House:

- Tuesday, October 27, 2026 from 4:00 to 6:00 PM
- Saturday, November 7, 2026 from 10:00 AM to 12:00 PM
- Private showings by appointment until the day before the auction closes

Bidding & Close Dates:

- Pre-Bidding Opens: Friday, October 23, 2026
- Bidding Closes: Thursday, November 19, 2026, at 11:00 AM CST. If a bid is placed within the final 3 minutes of the auction, the countdown timer will reset to 3 minutes. This process continues with each new bid received during the final 3 minutes, giving all bidders an opportunity to respond. The auction will close once three minutes pass without any additional bids.
- Property Information: <https://heck.realestate>
- Register and Bid Online: <https://gavelroads.com>

Description: Timeless character on .95± acres with mature shade trees! This 1920 bungalow offers approximately 2,158 finished sq ft, 3 bedrooms and 2 full bathrooms, vintage details throughout, a covered wraparound porch and a detached garage. Selling to the highest bidder regardless of price at **ABSOLUTE AUCTION!**

Full description in the Bidder Packet at heck.realestate or gavelroads.com.

Driving Directions: From Lawrence/KC, take I-70 West (Kansas Turnpike) to Topeka. At Exit 183 (East Topeka), keep right to stay on I-70 West through the toll plaza, then take Exit 366 for US-40 East/K-4 East toward Tecumseh. Take the US-40/6th Avenue exit on the right and turn left (east) on US-40. Go 1 mile to SE Tecumseh Rd and turn right. Follow SE Tecumseh Rd 1.5 miles to the property on the right. From Topeka, take I-70 to Exit 366 and follow the directions above.

Taxes 2025: \$4,237.12, prorated at closing

Zoning: RR1 (Residential)

Possession: At funding

Utilities: Rural Water District #8, Septic, Natural Gas, Electric

Legal Description: Lot 1, Block A, A & J Subdivision, Shawnee County, Kansas

Property Highlights:

- 1920 bungalow on .95± acres with mature shade trees
- 2,158 finished sq ft, 3 bedrooms and 2 full bathrooms
- Personal property on site conveys with the home

Full feature list in the Bidder Packet at heck.realestate or gavelroads.com.

Terms: COMPLETE TERMS AND CONDITIONS ARE IN THE BIDDER PACKET AT HECK.REALESTATE AND GAVELROADS.COM AND CONTROL OVER THIS SUMMARY. 10% earnest money, non-refundable except as provided in the Terms and Conditions, due immediately after the auction; balance due at closing on or before December 19, 2026. **Sale subject to court confirmation.** NO Buyer's Premium. Sold "as is"; not contingent on inspections or financing. Financing must be arranged before registering to bid. Buyer pays all closing costs. HECK represents the Seller. Broker registration due 24 hours before the close.

Questions or to Schedule a Private Showing:

- Dana Baker, Heck Real Estate: 913-244-3527, dana@heckrealestate.com
- Brian Pine, Heck Real Estate: 785-423-1220, brian@heckrealestate.com