



ABSOLUTE ONLINE-ONLY HOME AUCTION

2333 SE Tecumseh Road, Tecumseh, KS 66542

ONLINE-ONLY AUCTION

CLOSING DATE:

**Thursday,
Nov 19th at 11 am**

REGISTRATION & ONLINE

BIDDING AT:

gavelroads.com

PROPERTY OPEN HOUSES:

10/27, 4PM - 6PM

11/7, 10AM - 12PM

Additional Showings

Available by Appointment



HECK

Dana Baker, Listing Agent

913-244-3527 | dana@heckrealestate.com

Brian Pine, Broker

785-423-1220 | brian@heckrealestate.com

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AUCTION SERVICES PROVIDED BY



Tyler Francis, Auctioneer

316-734-7342 | tyler@gavelroads.com



heck.realestate
785-917-5700

2333 SE Tecumseh Rd Tecumseh, Kansas



Timeless character, inviting outdoor spaces, and room to make it your own! Set on 0.95 acres m/l with mature shade trees, this 1920 bungalow offers approximately 2,158 finished square feet, three bedrooms, and two full bathrooms. A spacious covered wraparound porch and separate wood deck provide welcoming spaces to relax and enjoy the setting. Inside, wood floors, wide trim, decorative glass, pocket doors, and an ornate dining-room ceiling showcase the home's distinctive charm. The kitchen and dining area offer a comfortable gathering space, featuring blue-and-white cabinetry, wood countertops, a farmhouse-style sink, a double-oven gas range, and a patterned backsplash. Pocket doors between the living and kitchen/dining areas allow an open feel or separation when desired, while a wood-burning insert adds a cozy focal point to the main-level living room. The main level includes two bedrooms, a full bathroom, laundry, and an office with French doors. Each main-level bedroom and the office has its own mini-split. Upstairs, vaulted ceilings, a stone-and-brick masonry fireplace, multiple closets, and a small second-story deck add to the appeal. The updated upstairs bathroom features a double vanity and decorative floor and ceiling tiles, and an additional mini-split serves the upper level. A 24-by-24-foot detached garage, additional covered parking, and a utility lean-to offer space for vehicles, equipment, and storage. With its blend of vintage details, functional updates, and outdoor space, this property presents an opportunity to bring your vision to a home with personality.

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2333 SE Tecumseh Rd Tecumseh, Kansas



Location: 2333 SE Tecumseh Road, Tecumseh, KS 66542

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 & follow directions above.

Possession: At time of funding

Taxes: (2025) \$4,237.12 - Taxes will be prorated to closing date

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

Auction 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.

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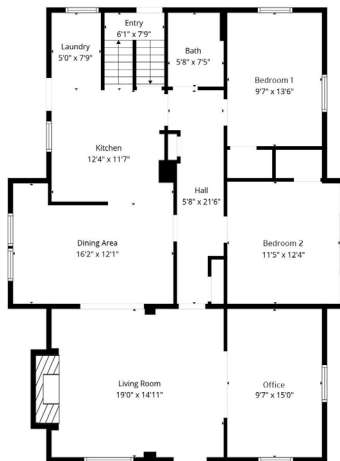


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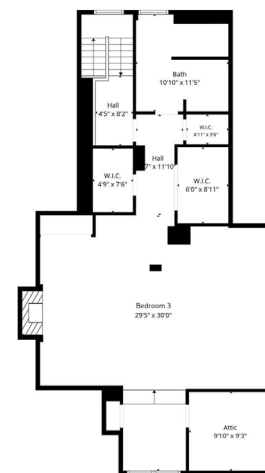
2333 SE Tecumseh Rd Tecumseh, Kansas



MAIN LEVEL



UPPER LEVEL



TERMS: The sale is subject to confirmation by the District Court of Shawnee County, Kansas. Earnest money of 10% of the total purchase price is non-refundable and shall be paid the day of auction with the balance due at closing on or before 30 days after the close of the auction (on or before December 19, 2026). There is NO Buyer Premium. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. Buyer shall pay all closing costs, including the owner's policy of title insurance and the closing fee. Bidding is not contingent upon financing. Financing must be arranged and approved before registering for the auction. The home was built in 1920; a lead-based paint disclosure is included in the bidder packet. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. HECK is an agent of the Seller. Gavel Roads is providing auction services and is acting as transaction broker. Broker registration must be received no later than 24 hours prior to the close of the auction. Heck Real Estate will contact the winning bidder immediately following the close of the auction.

Disclaimer: The information contained in this brochure has been gathered from sources deemed reliable; however, HECK Real Estate makes no representations or warranties, expressed or implied, as to its accuracy or completeness. Prospective buyers are encouraged to perform their own independent due diligence and verify all information to their satisfaction. Each purchaser is responsible for conducting a thorough investigation of the property to determine its suitability for their specific needs and intended use.

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