

Thursday, June 25
at 11:00 AM CDT
Livestream
Online Auction:
gavelroads.com



Home & 2± Acres | Tuttle Creek Lake
7086 Mill Cove Dr, Manhattan, KS

Located at Tuttle Creek Lake, this raised ranch on 2± secluded acres is a true diamond in the rough with exceptional potential. Offering over 1,200 sq ft on the main level, the home features 2 bedrooms, 2 bathrooms, and a functional layout ready for your vision and updates. The walkout basement includes a spacious workshop area and attached two car garage, providing excellent storage, workspace, or hobby potential.

This property has been vacant for several years and will require repairs, updates, and new systems, but it offers good bones and incredible opportunity for renovation, investment, or a future lake area getaway. Enjoy privacy with a peaceful setting near the lake while bringing new life to this property full of possibilities. Selling to the highest bidder regardless of price at Absolute Auction!



Property Highlights

- Secluded setting at Tuttle Creek Lake
- 2± acres of wooded rolling terrain
- Raised ranch home
- Over 1,200 sq ft on the main level
- 2 bedrooms and 2 bathrooms
- Walkout basement with workshop
- 2 car garage
- Prime opportunity for renovation

DRIVING DIRECTIONS: From the intersection of Tuttle Creek Blvd & 59th Ave, turn east & travel about three miles. Turn north on Mill Cove Dr, proceeding to 7086 Mill Cove Dr on the south side of the road.

POSSESSION: At closing

UTILITIES: Well, Septic, Electric

LEGAL DESCRIPTION: MILL COVE PARK,
Lot 28-29, 4-9-7E

TAXES 2025: \$2,368.60, prorated at closing

OPEN HOUSE: Sunday, May 31 from 1:00 - 3:00 PM
Showing by appointment until day before the auction

TERMS: Earnest money of \$2,500 is non refundable and shall be paid the day of auction with the balance due on or before July 24, 2026. There is a 10% Buyer Premium added to the purchase price. 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. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller. Broker registration must be received no later than 24 hours prior to the auction.

