



R|S
RUPP|STEVEN

AUCTION

Location: 5707 S Greenwich, Derby, KS 67037

Saturday June 15th, 2019 @ 10:00am – Held On-Site

**COUNTRY RANCH HOME - 13.51 ACRES - POND - BLACK TOP ROAD
HORSE BARN - ARENA AND CROSS FENCED PASTURES - POLE SHED**



Don't miss this opportunity to own a scenic country estate located on blacktop road with equestrian facilities that is being offered at public auction. The property contains 13.51 taxable acres located just east of Derby, Kansas and is just a short drive from the Wichita metro area. You will immediately feel the peace of the countryside as you enter the land and pass the beautiful pond and trees. You will make your way to the ranch style home nestled on the land and complete with oversized two car garage, separate climate controlled three car garage, and horse barn with four stalls, tack room, wash station, equipment stalls and office. The home has an open concept chef's kitchen and family room area complete with walk-in pantry, wet bar, and ample cabinet storage. The details of the home are plentiful with stucco accents, tile roof, Saltillo tile, real wood floors, brick and stucco walls, beautiful fireplace, built-ins throughout, and scenic windows for natural light. The home has three bedrooms and three and a half bathrooms for all your family needs. The master suite provides the next owner with a spacious setting, walk-in closet and separate office area. There is also a n i ncredible formal living room that provides the ultimate country setting with beautiful windows to provide country views overlooking the land and scenic pond. Pride in ownership is evident and the southwestern flair fits perfectly with the land. The home is on rural water and there is an irrigation well run by windmill for pasture and separate irrigation well for barn. This fabulous country property and homestead has been loved and maintained by the owner for over 30 years! This is truly a one of a kind opportunity to purchase your country escape with your own private pond, horse barn, pastures, and the peaceful setting of the country.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

RUPP|STEVEN
316.260.5900
ruppsteven@reecenichols.com

KELLEY NARON
316.734.8952
kelleynaron@reecenichols.com

Total Acres: 13.51
Schools: USD 260 – Derby Public Schools
2018 Taxes:
General: \$ 4,364.45 Specials: \$6.48
Mineral Rights: Transfer with sale of home

Home Details:
Total SF: 3,399 +/- SF
Basement: 1,604 +/- SF
Bedrooms: 3
Baths: 3.5
Garage: 2 car detached oversized plus 3 car detached oversized
Year Built: 1973

- Highlights:**
- Tile roof on home and both detached garages
 - Kitchen island with Jenn-Air cooktop vented to the outside
 - Walk-in pantry
 - Wet bar in living kitchen/hearth room
 - Seperate laundry room with washer and dryer that stay
 - Multiple closets and storage spaces throughout the home
 - ½ bath in foyer
 - See through fireplace between library and formal living room
 - Master bedroom has 2 walk in closets – one big enough to be renovated to master bath
 - Office has exterior entrance
 - Central vac
 - Covered porches on home
 - 80 gallon water heater
 - Security system
 - All stainless kitchen appliances stay including washer and dryer

- Utilities:**
- Electric
 - Rural Water for home
 - Septic System – 1000 gallon
 - Irrigation well for pasture run by windmill
 - Separate well for barn

- Other Features:**
- Horse Barn
 - 4 + stalls
 - Tack room
 - Separate climate controlled office in barn
 - Heat pump
 - AC
 - Wash station
 - Equipment stalls
 - Additional areas for any purpose
 - Additional Detached 3 car garage + golf cart entry
 - 500 gallon propane tank
 - Pole Shed
 - Separate fenced area attached to home
 - Breezeway from home to detached oversized garage
 - Circular drive



Terms: Where is as is sale with 10% down as earnest money the day of the sale. Sale is subject to seller confirmation with closing within 45 days. There is a 10% buyer's premium that will be added to the final bid price. Broker will offer to a participating broker 3% of Broker's 10% at closing provided their client is the successful bidder. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

JOHN RUPP
316.250-5198
johnrupp@reecenichols.com

JAKE STEVEN
316.708-5960
jake@reecenichols.com

TERRY RUPP
316.259-2106
terry@reecenichols.com

KELLEY NARON
316.734.8952
kelleynaron@reecenichols.com