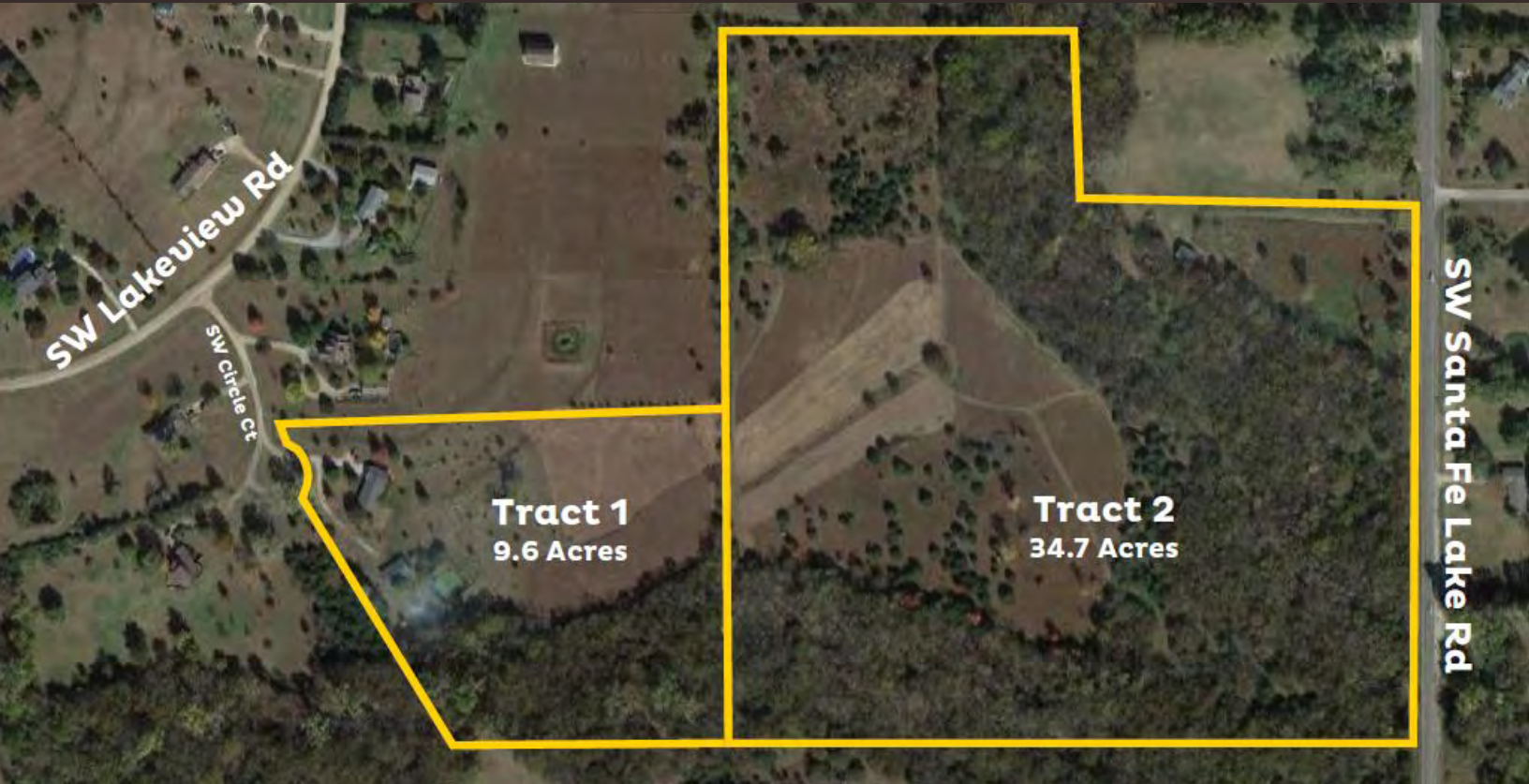


AUCTION

Live and Online Bidding

2 Contiguous Tracts Being Offered individually and Combined

**COUNTRY HOME ON ACREAGE - OUTBUILDINGS - CREEKS - HUNTING - HEAVY TIMBER
TROPHY DEER & TURKEY - CLOSE PROXIMITY TO WICHITA, KS - POTENTIAL HOME SITE**



Saturday, October 23rd @ 10:30am | Held On Site & Online
Address: 4662 SW Circle Ct, Towanda, KS 67144



AUCTION

Live and Online Bidding

Tract 1 - 4662 SW Circle Ct, Towanda, KS

COUNTRY HOME ON 9.6 ACRES - OUTBUILDING - CREEK - TIMBER - SCENIC VIEWS



Total Acres: 9.6 +/- Acres

Taxes: \$4,557.68

HOA: Annual Fee \$175.00

Utilities:

- Lagoon
- Rural Water #5
- Private Water

Home Details:

Year Built: 1991

Main Floor: 1,870 +/- SF

Basement: 1,870 +/- SF (1,400 +/- SF Finished) **Bedrooms:** 4

Baths: 4

Garage: 2 car attached - 529 +/- SF

Detached Garage/Workshop - 1,500 +/- SF (2 Overhead Doors)



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

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com

Sarah Olson
316.644.0501
saraho@reecenichols.com

AUCTION

Live and Online Bidding

Tract 1 - 4662 SW Circle Ct, Towanda, KS



AUCTION

Live and Online Bidding

Tract 2 - N & W of SW 50th St & Santa Fe Lake Rd, Towanda, KS
HUNTING LAND - CREEKS - TIMBER - GREAT ACCESS - POTENTIAL HOME SITE



Total Acres: 34.7 +/- Acres

Taxes: \$304.42

Buildings

Metal Building - 720 +/- SF (30' x 24')

- Year Built: 1999
- 10' Sliding Doors

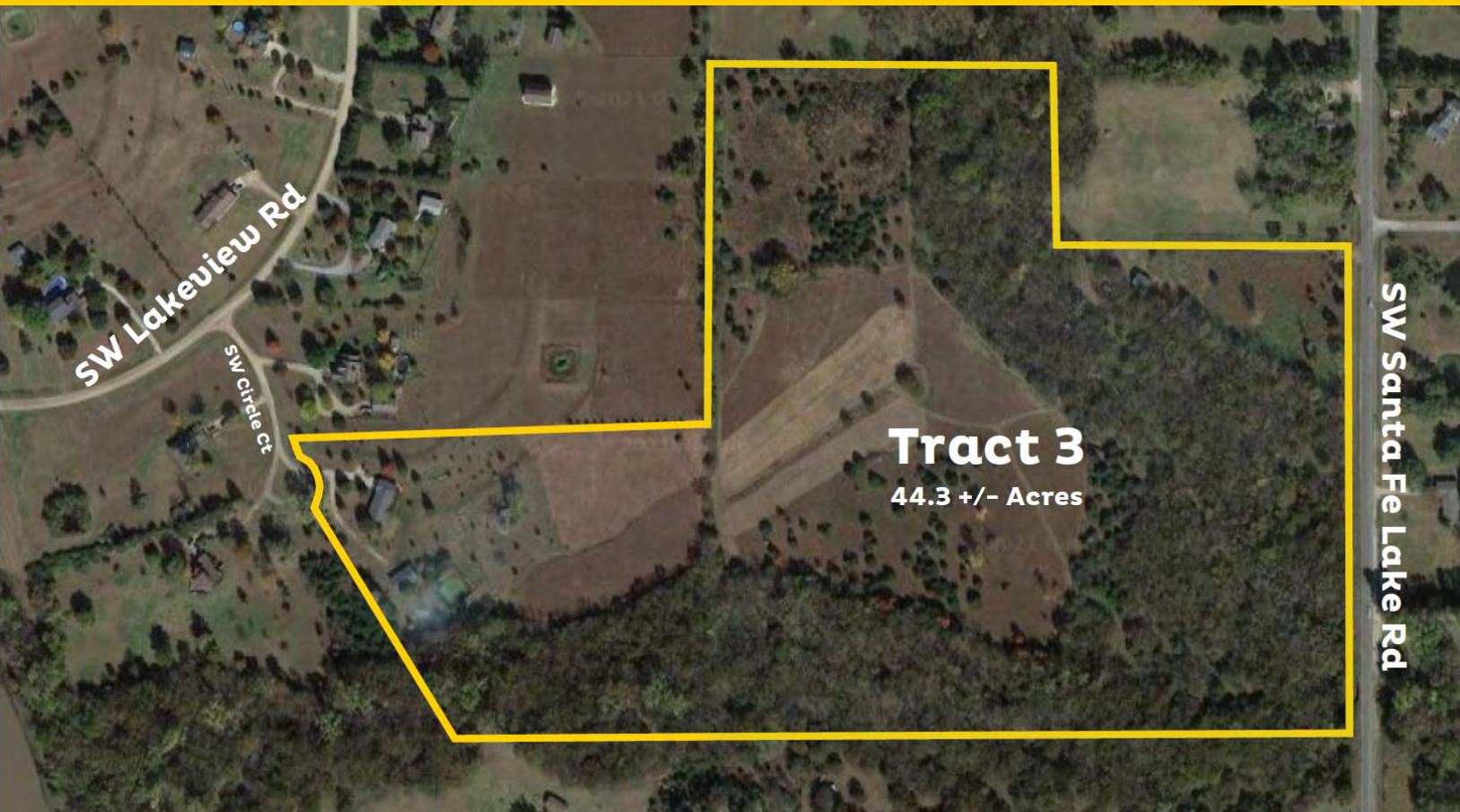
Tool Shed - 160 +/- SF (10' x 16')



AUCTION

Live and Online Bidding

Tract 3 - Tracts 1 & 2 Combined



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AUCTION

Address: 4662 SW Circle Ct, Towanda, KS

Saturday, October 23rd @ 10:30am | Held On Site & Online



Subdivision Lakes



Terms of the Sale: The Seller warrants that the property is being sold "AS IS" without any warranties, express or implied. The Buyer shall be responsible for conducting their own due diligence and inspection of the property prior to the auction. The Seller makes no representation or warranty as to the accuracy of the information provided herein. The property is being sold subject to all existing liens, encumbrances, and easements. The Buyer shall be responsible for obtaining all necessary permits and approvals for the use of the property. The Seller shall not be liable for any damages, losses, or expenses incurred by the Buyer in connection with the purchase of the property. The Buyer shall be responsible for all taxes and fees associated with the purchase of the property. The Seller shall not be responsible for any damages, losses, or expenses incurred by the Buyer in connection with the purchase of the property. The Buyer shall be responsible for all taxes and fees associated with the purchase of the property.