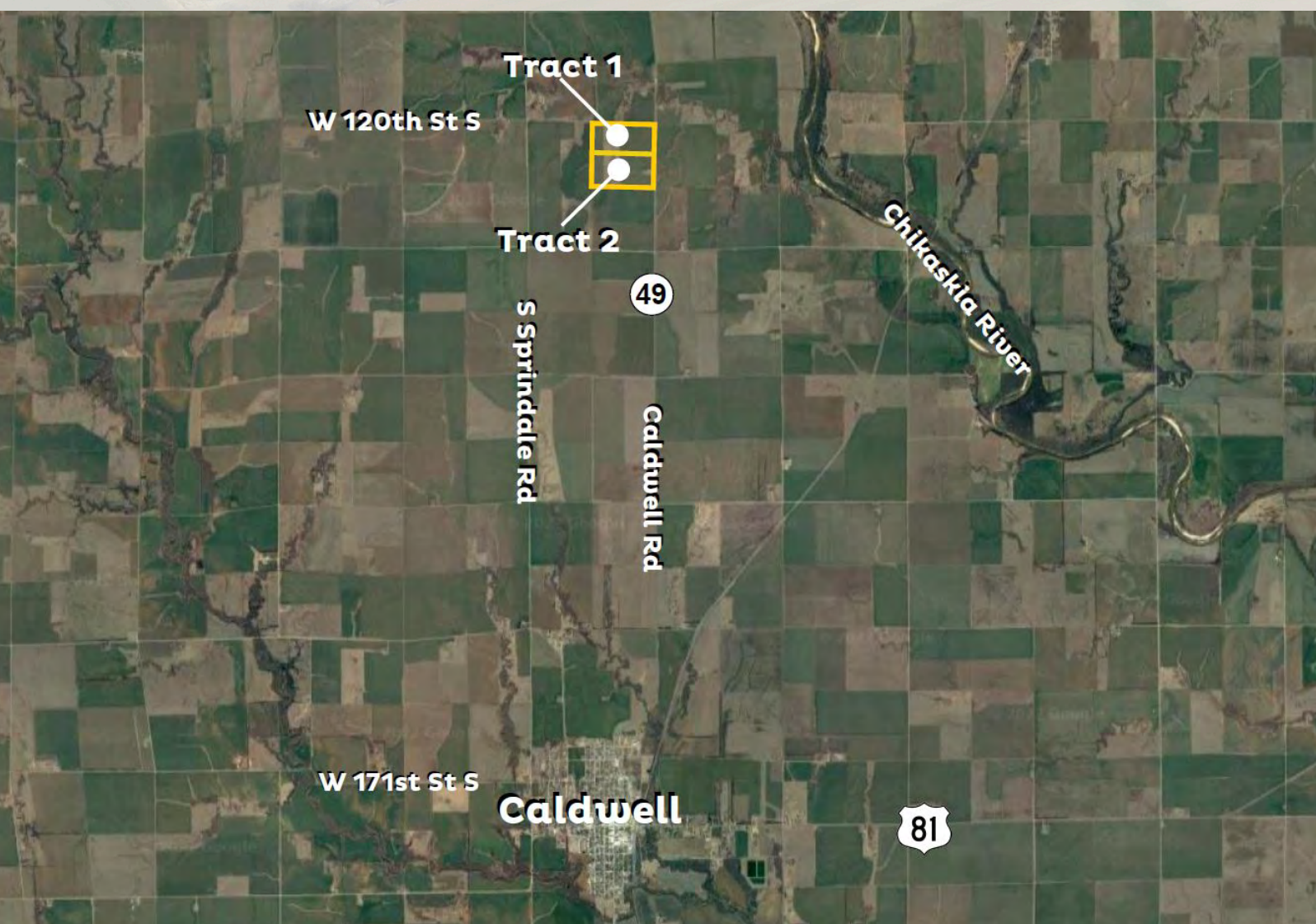
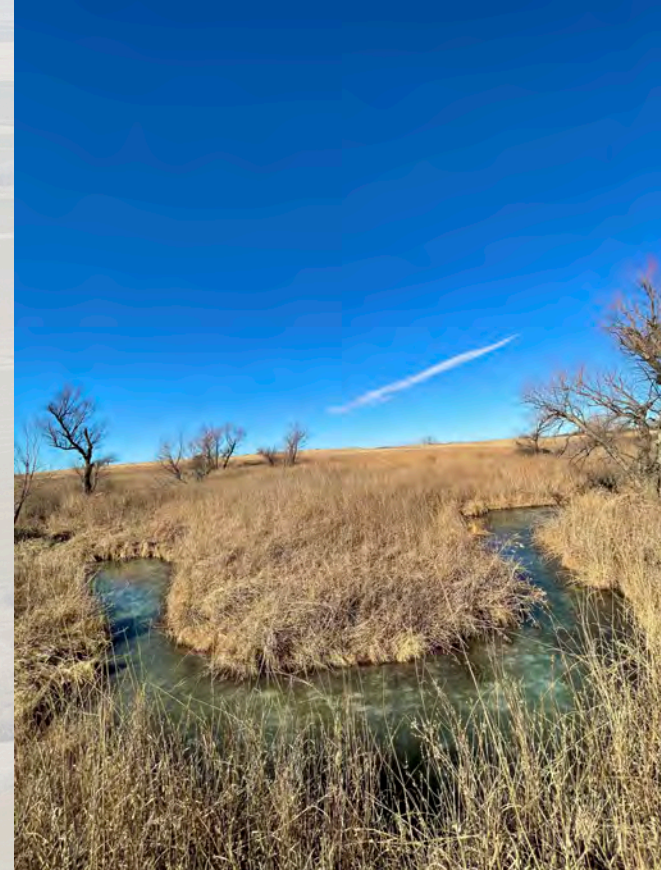
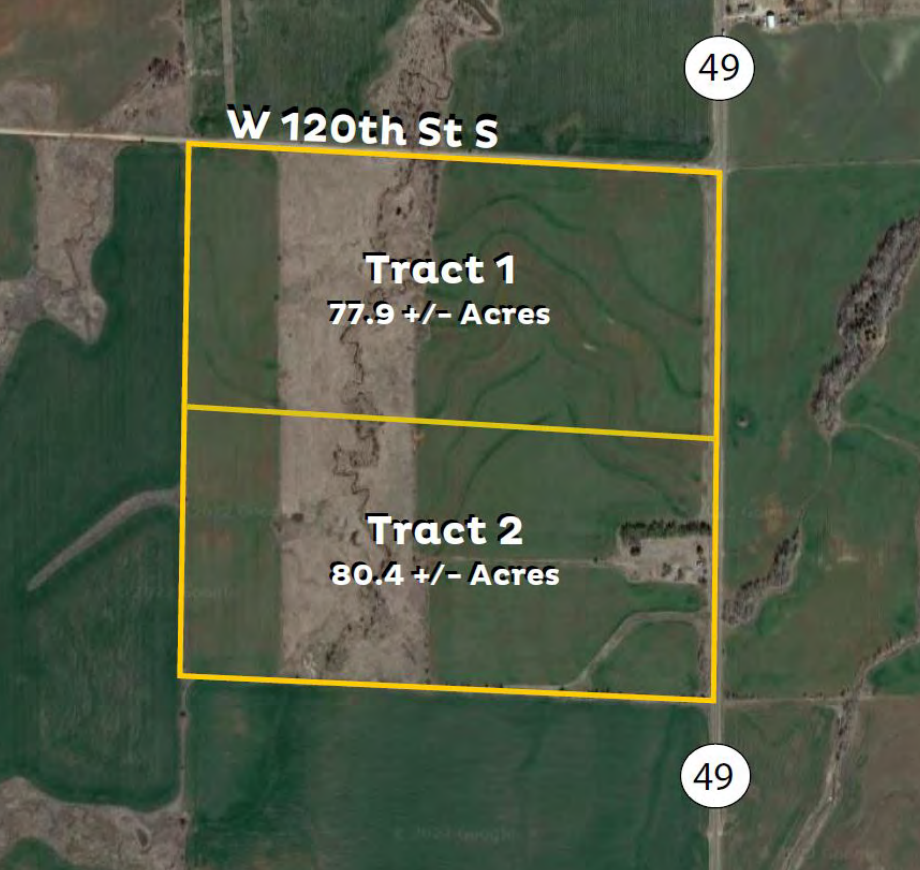




R|S
RUPP|STEVEN
 ReeceNichols South Central Kansas

LAND AUCTION

SUMNER COUNTY, KS

SOLD IN TWO INDIVIDUAL TRACTS

**CALDWELL, KS CROPLAND – HUNTING OPPORTUNITIES
 QUALITY SOILS – TIMBER – CREEK – PASTURE – BLACKTOP ROAD**

Live and Online Bidding – www.ReeceNicholsAuction.com



Held on Thursday, March 10th at 6:00pm
Caldwell Community Building – 119 E 1st St, Caldwell, KS

Terms of the Sale: The property is selling in a “Where Is, As Is” condition without any warranties of any kind. Sale is subject to seller confirmation with closing within 30 days. \$20,000.00 earnest money per tract will be due the day of the sale. 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 commission 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.

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

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Terry Rupp, ALC
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Live and Online Bidding – www.ReeceNicholsAuction.com

Caldwell, Kansas Cropland – Sold in 2 Individual Tracts

TRACT 1

SW/c of W 120th St S and K-49 Rd

Total Acres: 77.9 +/- Acres

Cropland Acres: 56.3 +/- Acres

2021 Taxes: \$301.68

Legal Description: The North 1/2 of the Northeast 1/4 less right of way of 11-34-3W

Mineral Rights: Seller's mineral interest to transfer

FSA Information: Available upon request.

Possession: After the 2022 wheat harvest



TRACT 2

S & W of 120th St S and K-49 Rd

Total Acres: 80.4 +/- Acres

Cropland Acres: 54.6 +/- Acres

2021 Taxes: \$607.18

Legal Description: The South 1/2 of the Northeast 1/4 less right of way of 11-34-3W

Mineral Rights: Seller mineral rights interest will be reserved for a period of 30 years from the date of closing.

FSA Information: Available upon request.

Possession: After the 2022 wheat harvest



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