



RUPP|STEVEN

LAND AUCTION

620.20 +/- Acres offered in 7 Individual Tracts - Butler Co., KS

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

PRODUCTIVE FARMLAND - COUNTRY HOME SITES
TIMBER - PASTURE - HUNTING & RECREATIONAL LAND

Live and Online Bidding - www.ReeceNicholsAuction.com



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

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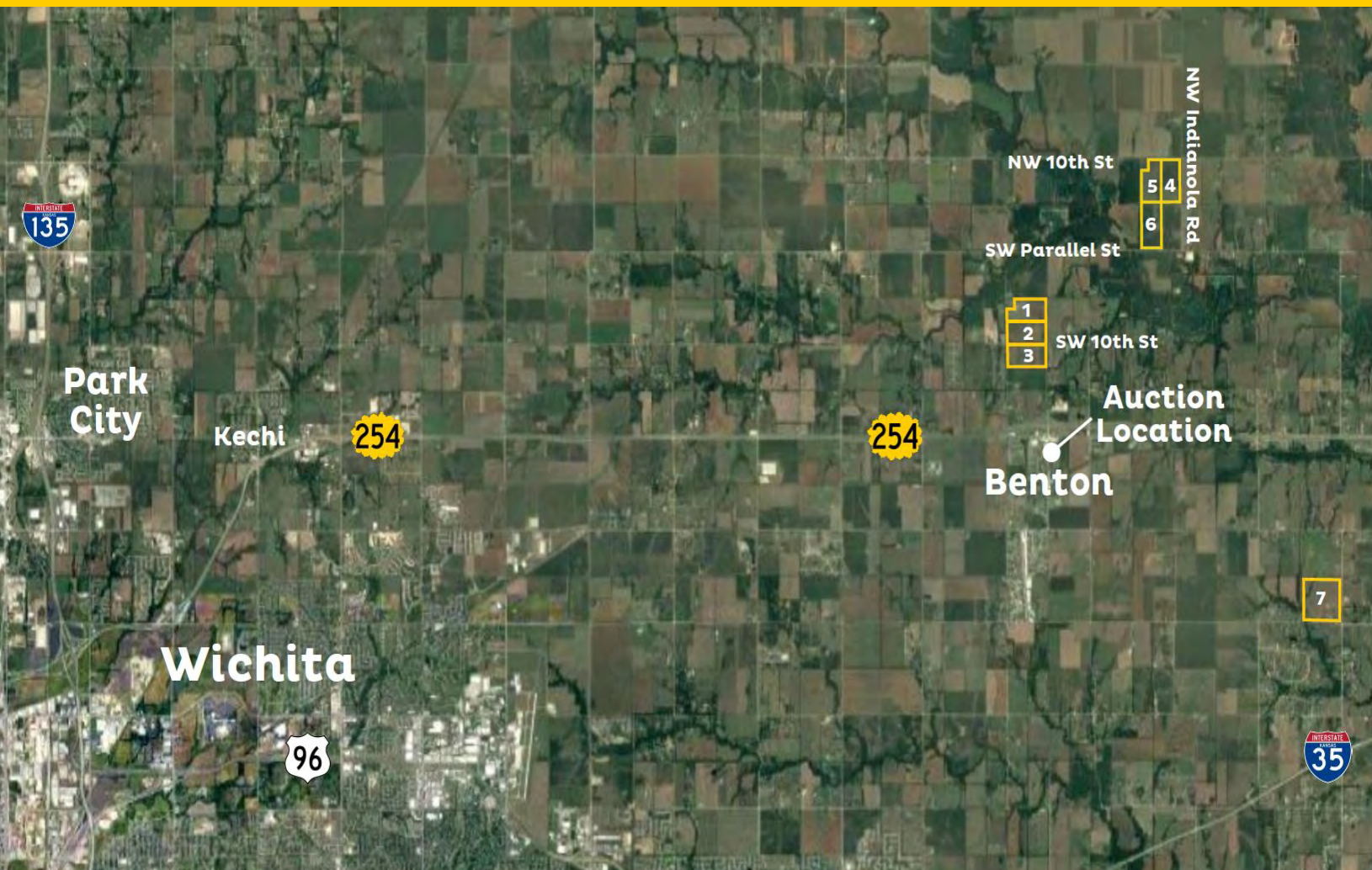
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Terms: The successful bidder shall be required to deposit 10% of the purchase price down as earnest money on each tract at the day of the auction. Sale is subject to seller confirmation with closing within 30 days. Broker will offer to a participating broker 1% of the final bid price 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.



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AERIAL

Tracts 1, 2 & 3

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

PRODUCTIVE FARMLAND - STRONG SOIL ASSOCIATIONS
COUNTRY HOMESITES - HUNTING & RECREATIONAL LAND

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**LIVE &
ONLINE
BIDDING**

SW Prairie Creek Rd

Tract 1

Tract 2

SW 10th St

Tract 3

Auction Procedure: We will offer each tract individually and the high bidder(s) will sign an acknowledgement of high bid form for each tract. The high bidder(s) will be required to sign a purchase agreement at the conclusion of the auction.

NOTE: Tracts 1 & 2 will be offered individually and then combined to be offered as a whole. We will not be going back and forth between bidding on the tracts individually and as a whole. The tracts will sell in the manner that produces the highest total bid.

The properties will be sold subject to seller confirmation and the seller will have the right to accept or reject the high bids. At the conclusion of the bidding on all tracts, we will present the high bids to the family to determine seller confirmation.



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TRACT 1

74 +/- Acres in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

POND - HOME SITE POTENTIAL - FENCED PASTURE - CROPLAND



**LIVE &
ONLINE
BIDDING**

Legal Description: The North 1/2 of the Southwest 1/4 excluding approx 4.9 acres in the NW/c of 4-26S-3E

Total Acres: 74 +/- Acres

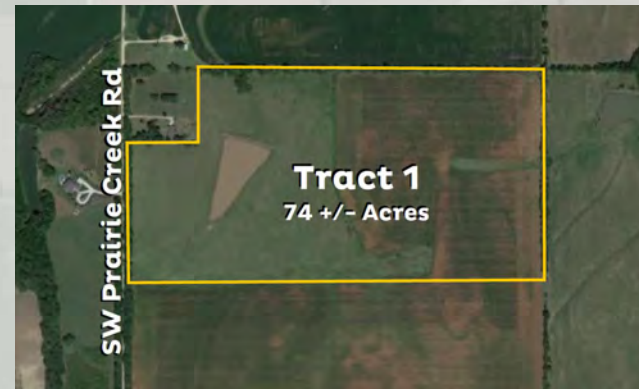
2021 Real Estate Taxes: To be determined. Part of a larger tract.

Farm Lease: Written Lease Agreement

- Pasture is cash rented @ \$17.50 per acre.
- Cropland is cash rented @ \$51.00 per acre.

Mineral Rights: Seller's interest to transfer with the sale.

Possession: Contact Agent



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TRACT 2

80 +/- Acres in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

CROPLAND - BARN - TOOL SHEDS - MULTIPLE OUTBUILDINGS



**LIVE &
ONLINE
BIDDING**

Legal Description: The South 1/2 of the Southwest 1/4 of 4-26-3E

Total Acres: 80 +/- Acres

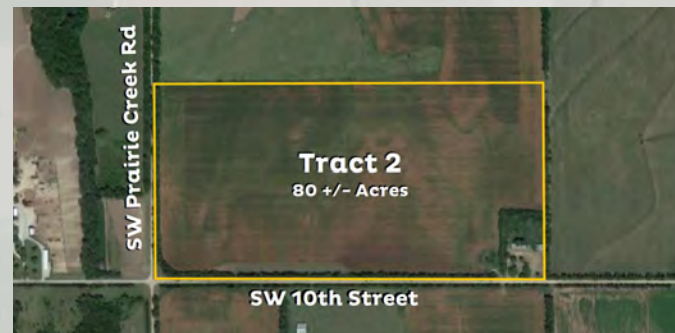
2021 Real Estate Taxes: To be determined. Part of a larger tract

Farm Lease: Written Lease Agreement

- Cropland is cash rented @ \$51.00 per acre.

Mineral Rights: Seller's interest to transfer with the sale.

Possession: Contact Agent



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TRACT 3

77.8 +/- Acres w/ Home in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

CROPLAND - PASTURE - 3 BED, 2.5 BATH RANCH HOME - BARN

**LIVE &
ONLINE
BIDDING**



Legal Description: The North 1/2 of the Northwest 1/4 less right of way of 9-26-3E

Total Acres: 77.8 +/- Acres

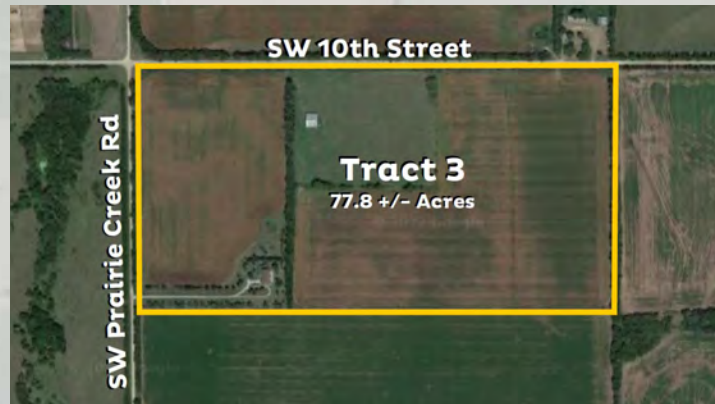
2021 Real Estate Taxes: \$5,349.66

Farm Lease: Written Lease Agreement

- 12+/- acres of pasture leased @ \$17.50 per acre.
- 61.8 +/- acres of cropland leased @ \$51.00 per acre.

Mineral Rights: Seller's interest to transfer with the sale.

Possession: Contact Agent



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TRACT 3

77.8 +/- Acres w/ Home in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

House Details:

Total Area: 5,276 +/- SF

AG Finished Area: 2,638 +/- SF

Basement Area: 2,638 +/- SF Unfinished

Bedrooms: 3

Baths: 2.5

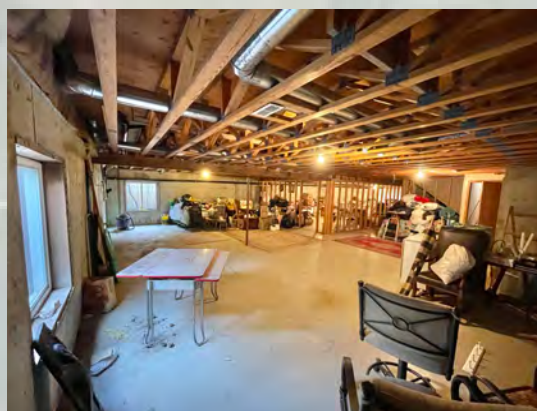
Garage: 2 Car Attached

Year Built: 1990

Utilities:

- Propane Tank - leased
- Lagoon
- Rural Water

Schools: USD 375 - Circle School District



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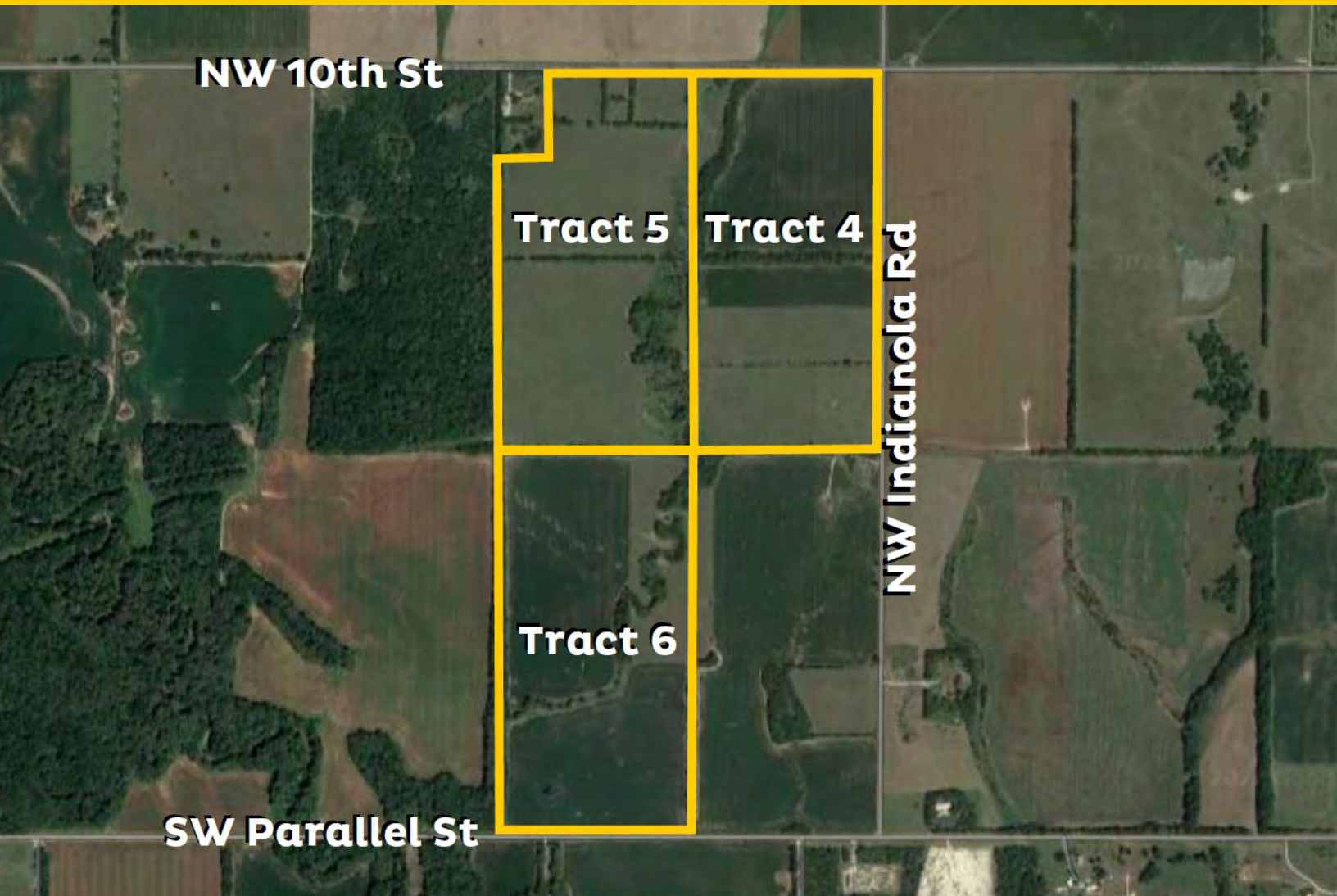
AERIAL

Tracts 4, 5 & 6

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

PRODUCTIVE FARMLAND - STRONG SOIL ASSOCIATIONS
COUNTRY HOMESITES - HUNTING & RECREATIONAL LAND

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Auction Procedure: We will offer each tract individually and the high bidder(s) will sign an acknowledgement of high bid form for each tract. The high bidder(s) will be required to sign a purchase agreement at the conclusion of the auction.

NOTE: Tracts 4 & 5 will be offered individually and then combined to be offered as a whole. We will not be going back and forth between bidding on the tracts individually and as a whole. The tracts will sell in the manner that produces the highest total bid.

The properties will be sold subject to seller confirmation and the seller will have the right to accept or reject the high bids. At the conclusion of the bidding on all tracts, we will present the high bids to the family to determine seller confirmation.



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TRACT 4

79 +/- Acres in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

PRIME HUNTING LAND NEAR WICHITA, KS - PASTURE - CROPLAND - TIMBER

**LIVE &
ONLINE
BIDDING**



Legal Description: The East 1/2 of the Northeast 1/4 less right of way of 34-25-3E

Total Acres: 79 +/- Acres

2021 Real Estate Taxes: To be determined. Part of a larger tract

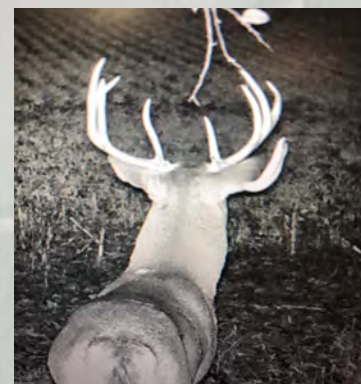
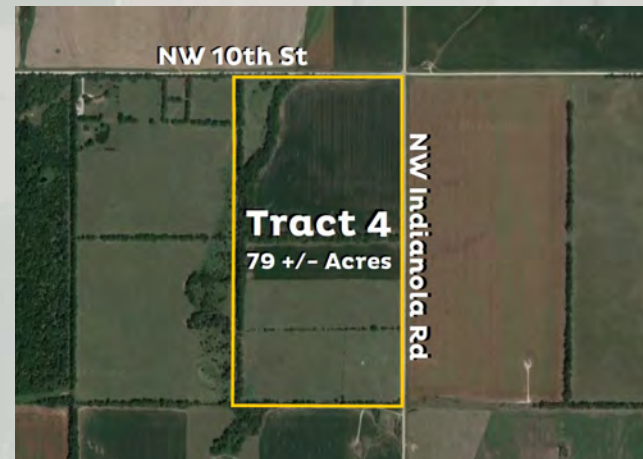
Farm Lease: Written Lease Agreement

- Pasture is cash rented @ \$17.50 per acre.
- Cropland is cash rented @ \$51.00 per acre.

Hunting Lease: Hunting rights are leased at a rental rate of \$15/Acre per year until June 30th 2022

Mineral Rights: Seller's interest to transfer with the sale.

Possession: Contact Agent



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TRACT 5

74 +/- Acres in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

PRIME HUNTING LAND NEAR WICHITA, KS - PASTURE - HEAVY TIMBER



**LIVE &
ONLINE
BIDDING**

Legal Description: The West 1/2 of the Northeast 1/4 excluding West 360', thence North 630', less right of way of 34-25-3E

Total Acres: 74 +/- Acres

2021 Real Estate Taxes: To be determined. Part of a larger parcel.

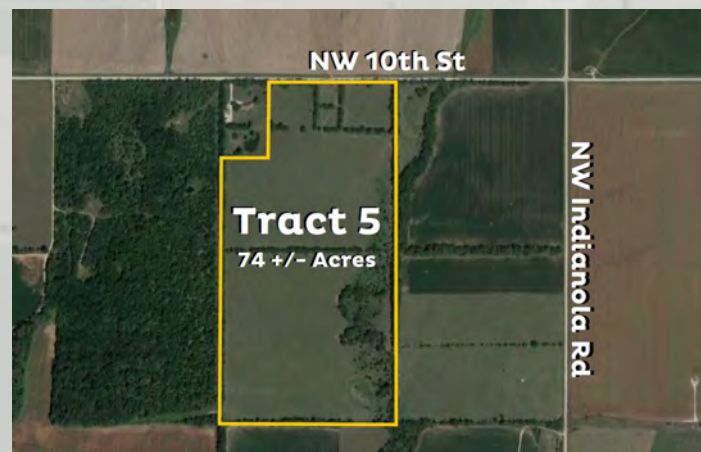
Farm Lease: Written Lease Agreement

- Pasture is cash rented @ \$17.50 per acre.
- Cropland is cash rented @ \$51.00 per acre.

Hunting Lease: Hunting rights are leased at a rental rate of \$15/Acre per year until June 30th 2022

Mineral Rights: Seller's interest to transfer with the sale.

Possession: Contact Agent



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TRACT 6

79.4 Acres in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

PRIME HUNTING LAND NEAR WICHITA, KS - PASTURE - CROPLAND - TIMBER



**LIVE &
ONLINE
BIDDING**

Legal Description: The West 1/2 of the Southeast 1/4 less right of way of 34-25-3E

Total Acres: 79.4 +/- Acres

2021 Real Estate Taxes: \$1,068.74

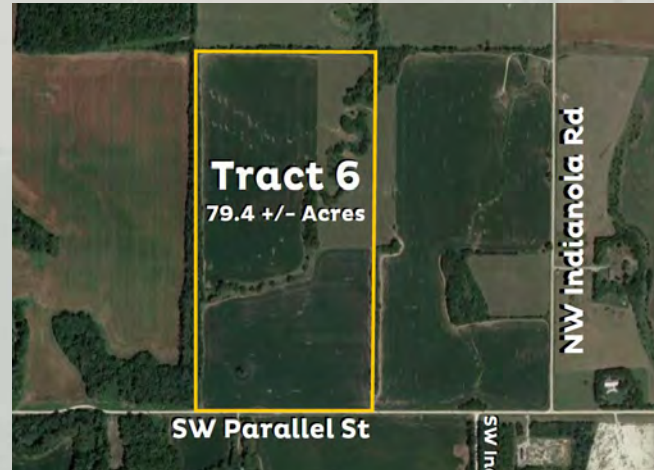
Mineral Rights: Seller's interest to transfer with the sale.

Farm Lease: Written Lease Agreement

- Pasture is cash rented @ 17.50 per acre.
- Cropland is cash rented @ \$51.00 per acre.

Hunting Lease: Hunting rights leased at a rental rate of \$15/Acre per year until June 30th, 2022

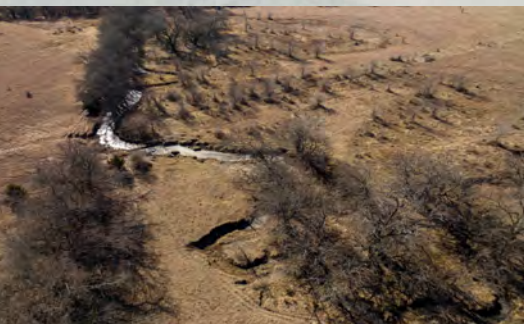
Possession: Contact Agent



Tract 6
79.4 +/- Acres

NW Indianola Rd

SW Parallel St



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TRACT 7

156 +/- Acres in Butler County, Kansas

Thursday, March 31st @ 6 p.m. | Benton Lions Community Center - 150 S Main, Benton, KS

HOME SITE POTENTIAL - PASTURE LAND - POND - TIMBER
LOCATED IN THE PATH OF GROWTH NEAR WICHITA & ANDOVER, KS



**LIVE &
ONLINE
BIDDING**

Legal Description: The Southeast 1/4 Excluding beginning 294.13' West & 20' North of the Southeast corner, thence West 100', thence East 100', thence South 100', to the point of beginning less right of way of 24-26-3E

Total Acres: 156 +/- Acres

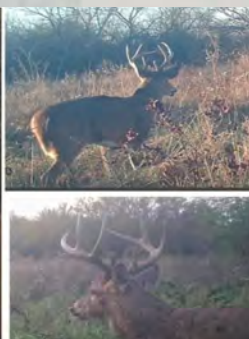
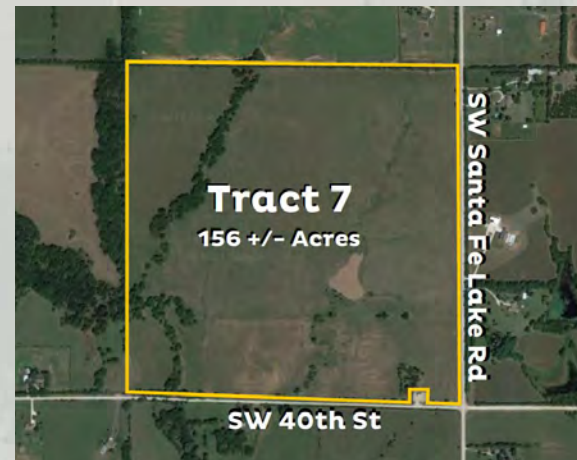
2021 Real Estate Taxes: \$584.60

Mineral Rights: Seller's interest to transfer with the sale.

Farm Lease: No Lease. Possession of the pasture will be at closing.

Hunting Lease: Hunting rights are leased at a rental rate of \$12.00 per acre per year until June 30th, 2022

Possession: Contact Agent



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