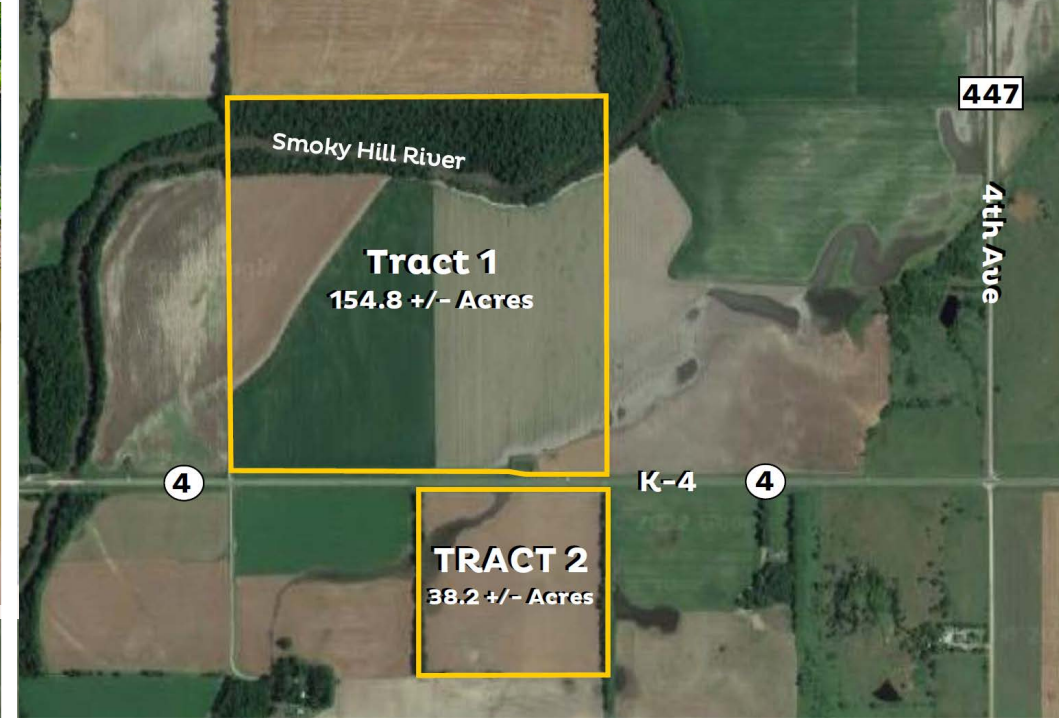
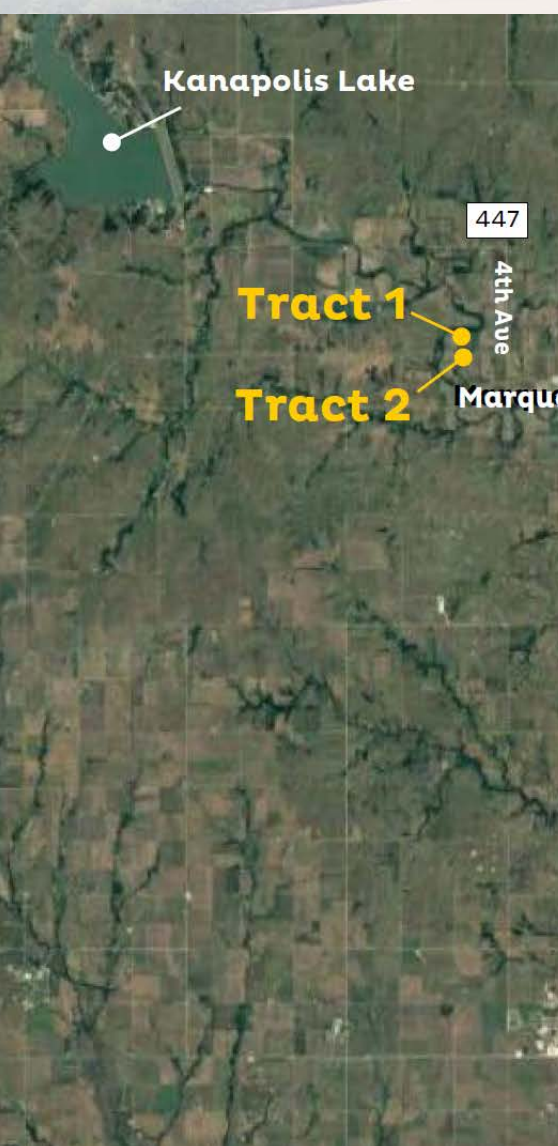






RUPP|STEVEN
ReeceNichols South Central Kansas

LAND AUCTION

McPherson County, KS

193 +/- ACRES OFFERED IN TWO INDIVIDUAL TRACTS

FLOOD IRRIGATION & CROP LAND - SMOKY HILL RIVER

HIGHWAY FRONTAGE - HUNTING OPPORTUNITIES - QUALITY SOILS

Tract 1
154.8 +/- Acres

Live and Online Bidding - Thursday, August 18th @ 6:00pm

Held @ J.O. Sundstrom Conf. Center - 102 N. Main St., Lindsborg, KS

Tract 2
38.2 +/- Acres



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

Terry Rupp, ALC
316.259.2106
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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. Successful bidder shall be required to pay 10% of the purchase price as earnest money per tract due the day of the sale. Broker will offer to a participating Broker 1% 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.

Live and Online Bidding - www.ReeceNicholsAuction.com

TRACT 1

N & W of K-4 and 4th Ave, Marquette, KS

Total Acres: 154.8 +/- Acres

Cropland Acres: 123.27 +/- Acres

2021 Taxes: \$1,471.04

Legal Description: The SW 1/4 of 15-17S-5W

Mineral Rights: Seller's mineral interest to transfer

FSA Information: Available upon request.

Water Rights: Seller's interest transfers - contact agent for details.

Possession: After the 2022 Fall Harvest

Irrigation Equipment. The irrigation equipment (flood pipes, pump, propane tank, engine, etc.) belong to Tenant and will not be a part of the sale. The underground piping and water rights will transfer with the sale of the real estate

Soil Associations: 100 % Class I Soil Association



TRACT 2

S & W of K-4 and 4th Ave, Marquette, KS

Total Acres: 38.2 +/- Acres

Cropland Acres: 38.2 +/- Acres

2021 Taxes: \$330.86

Legal Description: The NE 1/4 of the NW 1/4 of 22-17S-5W

Mineral Rights: Seller's mineral interest to transfer

FSA Information: Available upon request.

Possession: After the 2022 Fall Harvest

Soil Associations: Class I & II Soil Associations



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