

# LAND AUCTION

**Sedgwick & Butler County, Kansas Land**

## 707.9 ACRES OFFERED IN 14 TRACTS

**PREMIUM KS HUNTING LAND - HOME SITE OPPORTUNITIES - WHITEWATER CREEK  
 PRODUCTIVE CROPLAND - QUALITY SOILS - GREAT LOCATION - TIMBER - PONDS**

**Saturday, Nov. 5<sup>th</sup> @ 10am | 1551 N. Waterfront Pkwy, Wichita, KS (Commerce Bank Bldg)**

**LIVE &  
 ONLINE  
 BIDDING**



**Auction Procedure:** We will first offer tracts 1 through 6 by choice. Tracts 7 and 8 will be offered by choice. Tracts 9 through 12 will be offered by choice. Tracts 13 and 14 will be offered by choice. The high bidder will have their choice on which tracts they would like to purchase based upon what package of tracts we are offering at that time. We will not be going back and forth between bidding on the tracts. Online bidders will be required to be available by phone during the auction. 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, we will present the high bids to the family to determine seller confirmation. There is a 10% buyers premium on the sale that will be added to the final bid price. Closings shall occur within 30 days after the full execution of the purchase agreement. 10% down will be required the day of the sale as earnest deposit.



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



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 ReeceNichols South Central Kansas

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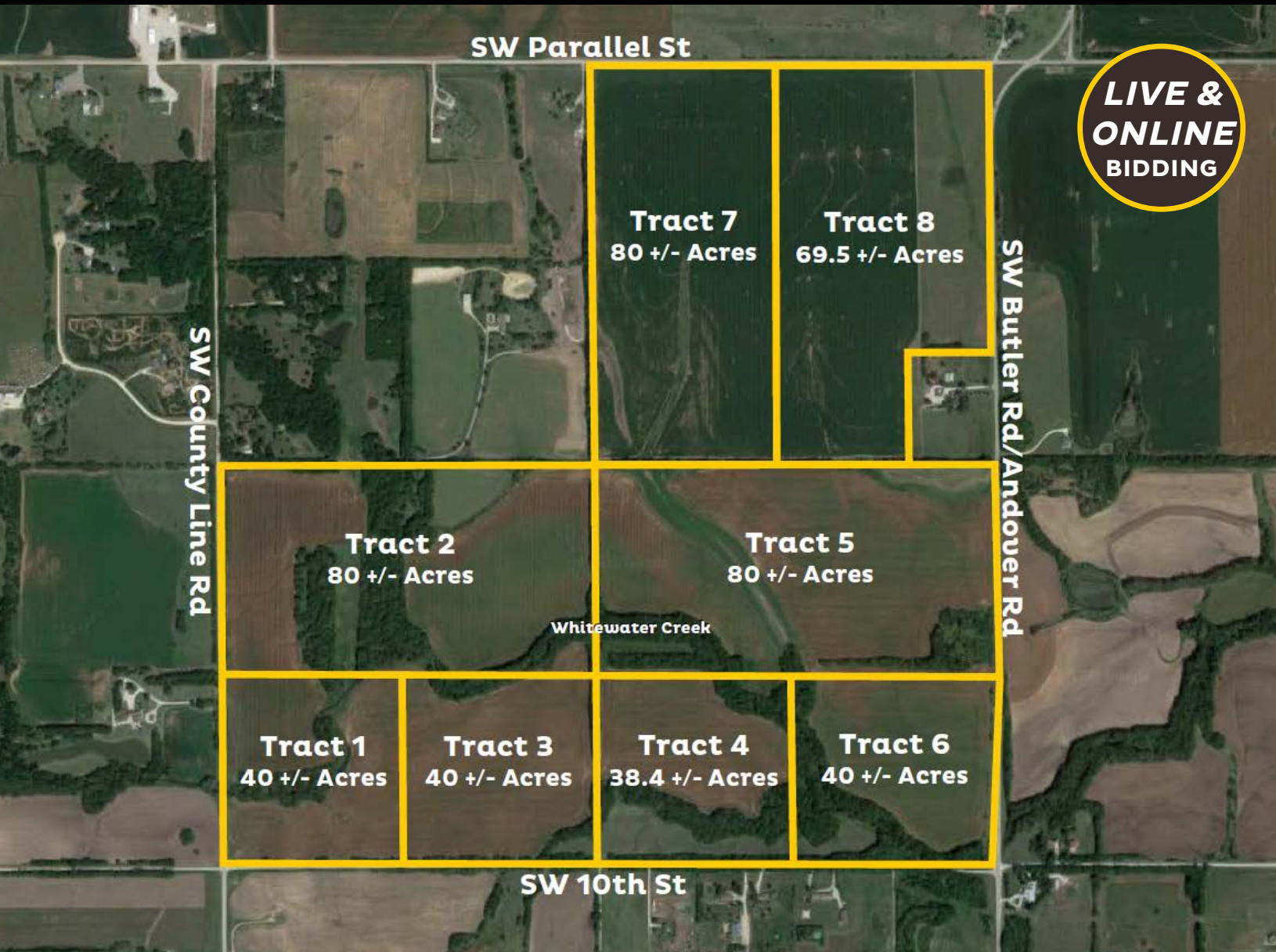
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# BUTLER COUNTY

## TRACTS 1-8

**Saturday, Nov. 5<sup>th</sup> @ 10am | 1551 N. Waterfront Pkwy, Wichita, KS (Commerce Bank Bldg)**

**PREMIUM KS HUNTING LAND - HOME SITE OPPORTUNITIES - WHITEWATER CREEK  
 PRODUCTIVE CROPLAND - QUALITY SOILS - GREAT LOCATION - TIMBER - POND**



### Butler County

Tracts 1-6 will be offered by choice  
 Tracts 7-8 will be offered by choice

### Sedgwick County

Tracts 9-12 will be offered by choice  
 Tracts 13-14 will be offered by choice

**Terms:** The properties is selling in a "Where Is, As Is" condition without any warranties of any kind. Sale is subject to seller confirmation with closings within 30 days. The successful bidders shall be required to deposit 10% of the purchase price down as earnest money 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 10% at closing provided their client is the successful bidder. All information contained in this brochure 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.



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# TRACTS 1-6

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**PREMIUM KS HUNTING LAND - HOME SITE OPPORTUNITIES - WHITEWATER CREEK  
 PRODUCTIVE CROPLAND - QUALITY SOILS - GREAT LOCATION - HEAVY TIMBER**



## GENERAL DETAILS | TRACTS 1-6

**Tracts 1-6 Total Acres:** 318.4 +/- Acres

**Tract 1-6 Total Cropland Acres:** 238.59 +/- Acres

**FSA Information:** Available upon request

**Possession:** Possession of the cropland is subject to Kansas Statute Verbal Lease Laws

**Mineral Rights:** Sellers interest transfers with the real estate

**Soil Associations:** Contact agent for details.

**Tracts 1-6 Total 2021 Taxes:** \$3,351.20

**Terms:** The properties is selling in a "Where Is, As Is" condition without any warranties of any kind. Sale is subject to seller confirmation with closings within 30 days. The successful bidders shall be required to deposit 10% of the purchase price down as earnest money 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 10% at closing provided their client is the successful bidder. All information contained in this brochure 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.



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 PRODUCTIVE CROPLAND - QUALITY SOILS - GREAT LOCATION - HEAVY TIMBER**



### Tract 1

**Legal Description:** The Southwest 1/4 of the Southwest 1/4 of Section 6, Township 26, Range 3 East, Butler County, KS

**Total Acres:** 40 +/- Acres

### Tract 2

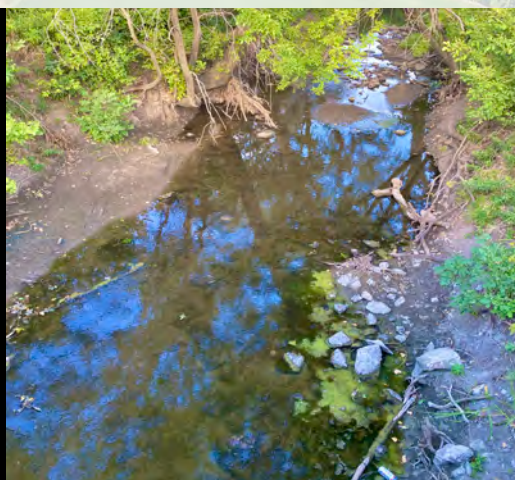
**Legal Description:** The North 1/2 of the Southwest 1/4 of Section 6, Township 26, Range 3 East, Butler County, KS

**Total Acres:** 80 +/- Acres

### Tract 3

**Legal Description:** The Southeast 1/4 of the Southwest 1/4 of Section 6, Township 26, Range 3 East, Butler County, KS

**Total Acres:** 40 +/- Acres



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### Tract 4

**Legal Description:** The Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26, Range 3 East, Butler County, KS

**Total Acres:** 38.4 +/- Acres

### Tract 5

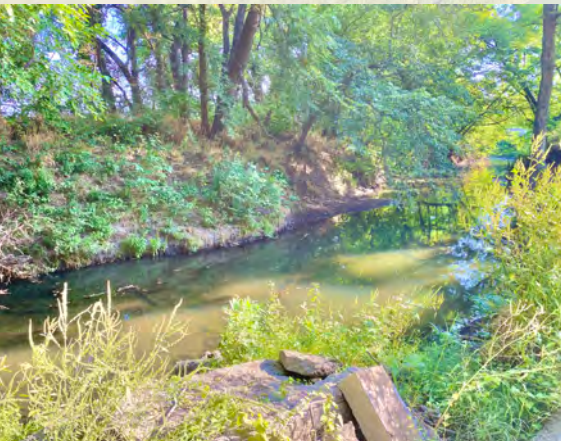
**Legal Description:** The North 1/2 of the Southeast 1/4 of Section 6, Township 26, Range 3 East, Butler County, KS

**Total Acres:** 80 +/- Acres

### Tract 6

**Legal Description:** The Southeast 1/4 of the Southeast 1/4 of Section 6, Township 26, Range 3 East, Butler County, KS

**Total Acres:** 40 +/- Acres



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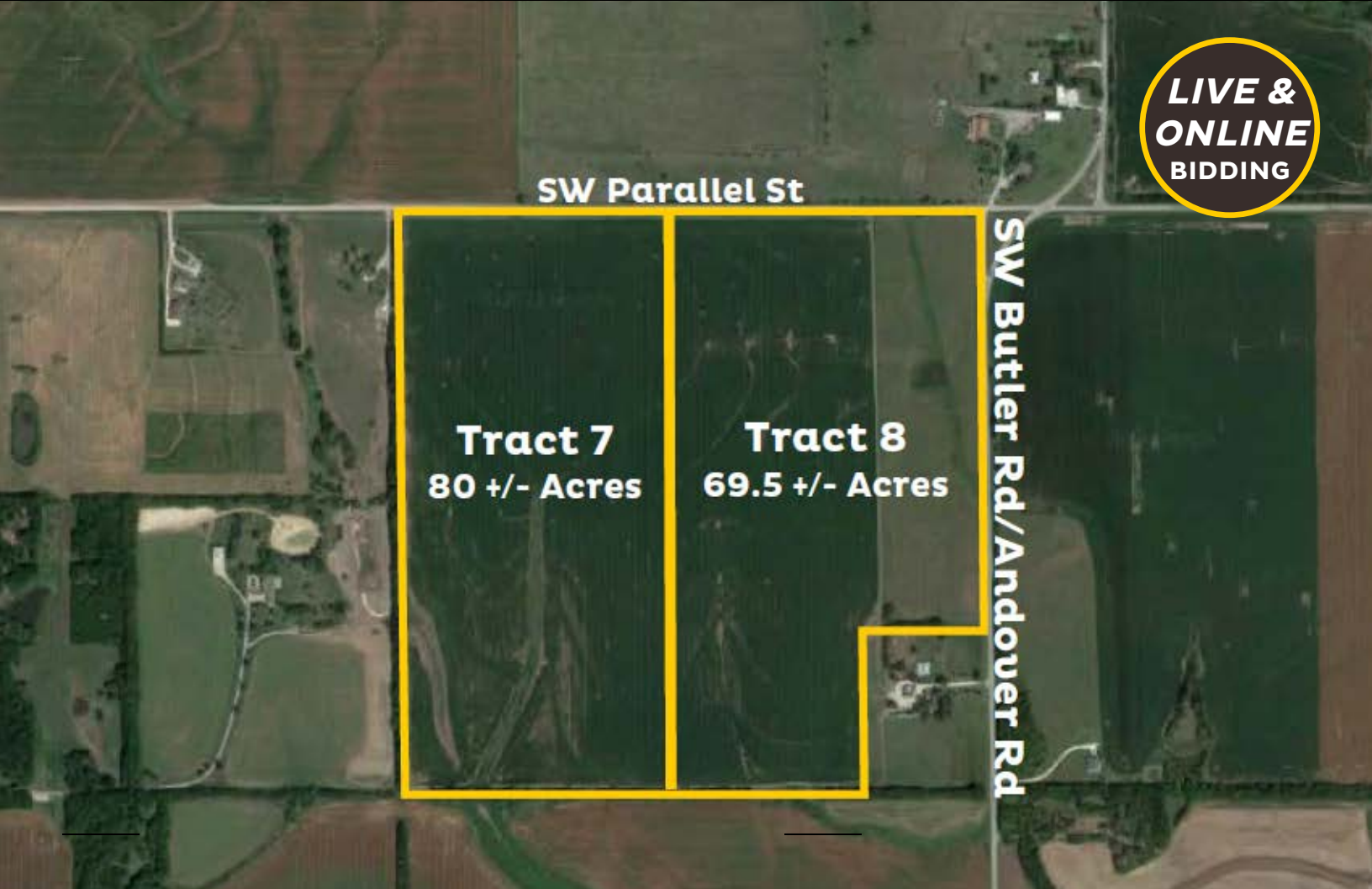
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# TRACTS 7-8

## OFFERED BY CHOICE

**Saturday, Nov. 5<sup>th</sup> @ 10am | 1551 N. Waterfront Pkwy, Wichita, KS (Commerce Bank Bldg)**

**HOME SITE OPPORTUNITIES - CROPLAND - QUALITY SOILS - PASTURE - POND**



## GENERAL DETAILS | TRACTS 7-8

**Tracts 7-8 Total Acres:** 149.5 +/- Acres

**Tracts 7-8 Cropland Acres:** 130.49 +/- Acres

**FSA Information:** Available upon request

**Possession:** Possession of the cropland is subject to Kansas Statute  
Verbal Lease Laws

**Mineral Rights:** Sellers interest transfers  
with the real estate

**Soil Associations:** Contact agent for details.

**Tracts 7-8 Total 2021 Taxes:** \$2,029.40

**Terms:** The properties is selling in a "Where Is, As Is" condition without any warranties of any kind. Sale is subject to seller confirmation with closings within 30 days. The successful bidders shall be required to deposit 10% of the purchase price down as earnest money 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 10% at closing provided their client is the successful bidder. All information contained in this brochure 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.



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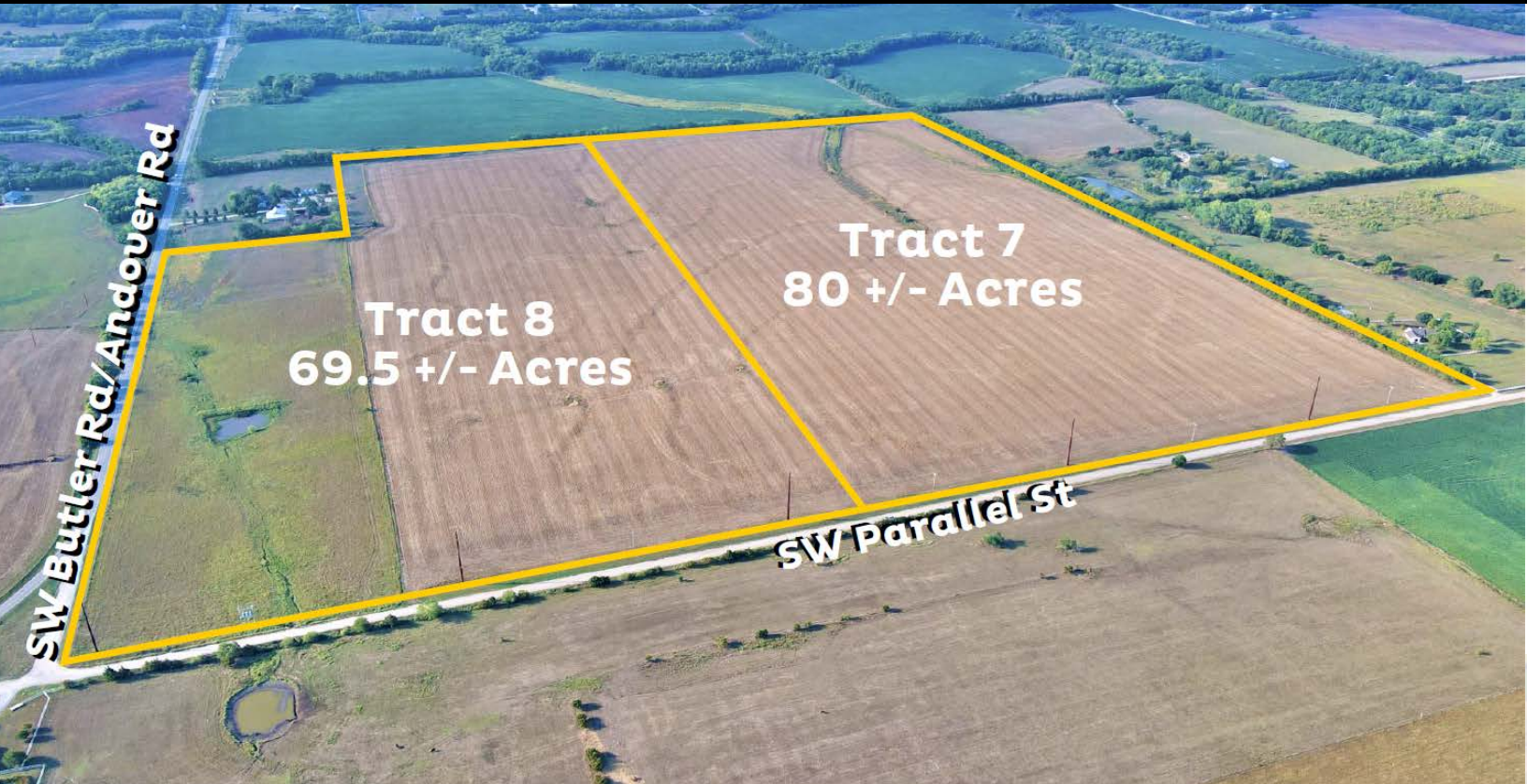
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# TRACTS 7-8

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**HOME SITE OPPORTUNITIES - CROPLAND - QUALITY SOILS - PASTURE - POND**



### Tract 7

**Legal Description:** The West 1/2 of the Northeast 1/4 of Section 6, Township 26, Range 3 East, Butler, County, KS

**Total Acres:** 80 +/- Acres

### Tract 8

**Legal Description:** The East 1/2 of the Northeast 1/4 except South 755 feet, thence East 576.95 feet less road right of way of Section 6, Township 26, Range 3 East, Butler County, KS

**Total Acres:** 69.5 +/- Acres

**Note:** An Agricultural Perseveration Overlay encumbers roughly 30 acres on the Northeast portion of property. Contact agent for details.



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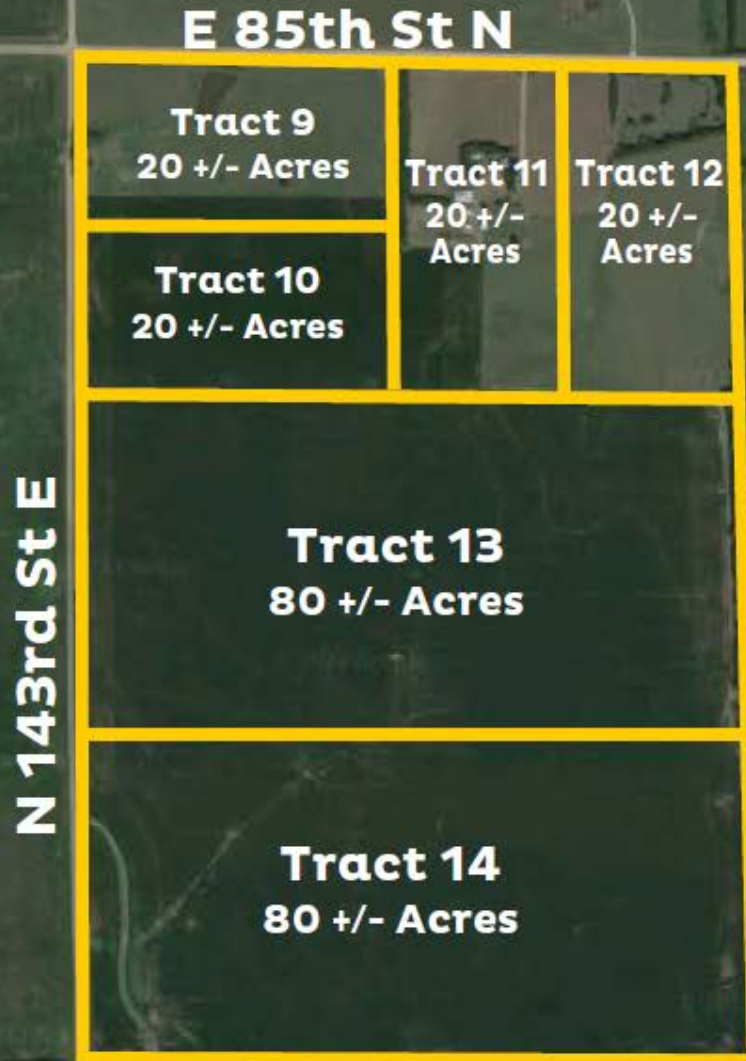
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# SEDGWICK COUNTY

## TRACTS 9-14

**Saturday, Nov. 5<sup>th</sup> @ 10am | 1551 N. Waterfront Pkwy, Wichita, KS (Commerce Bank Bldg)**

**NE SEDGWICK COUNTY HOME SITE OPPORTUNITIES - GREAT LOCATION  
 PRODUCTIVE CROPLAND - QUALITY SOILS - PASTURE AREAS - PONDS**



### Butler County

Tracts 1-6 will be offered by choice  
 Tracts 7-8 will be offered by choice

### Sedgwick County

Tracts 9-12 will be offered by choice  
 Tracts 13-14 will be offered by choice

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# SEDGWICK COUNTY

## TRACTS 9-14

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**NE SEDGWICK COUNTY HOME SITE OPPORTUNITIES - GREAT LOCATION  
PRODUCTIVE CROPLAND - QUALITY SOILS - PASTURE AREAS - PONDS**



## GENERAL DETAILS | TRACTS 9-14

**Tracts 9-14 Total Acres:** 240 +/- Acres

**Tracts 9-14 Cropland Acres:** 200.31 +/- Acres

**FSA Information:** Available upon request

**Possession:** Possession of the cropland is subject  
to Kansas Statute Verbal Lease Laws

**Mineral Rights:** Sellers interest transfers with the real estate

**Soil Associations:** Contact agent for details.

**Tracts 9-14 2021 Taxes:**

General - \$2,418.01

Specials - \$ 7.90

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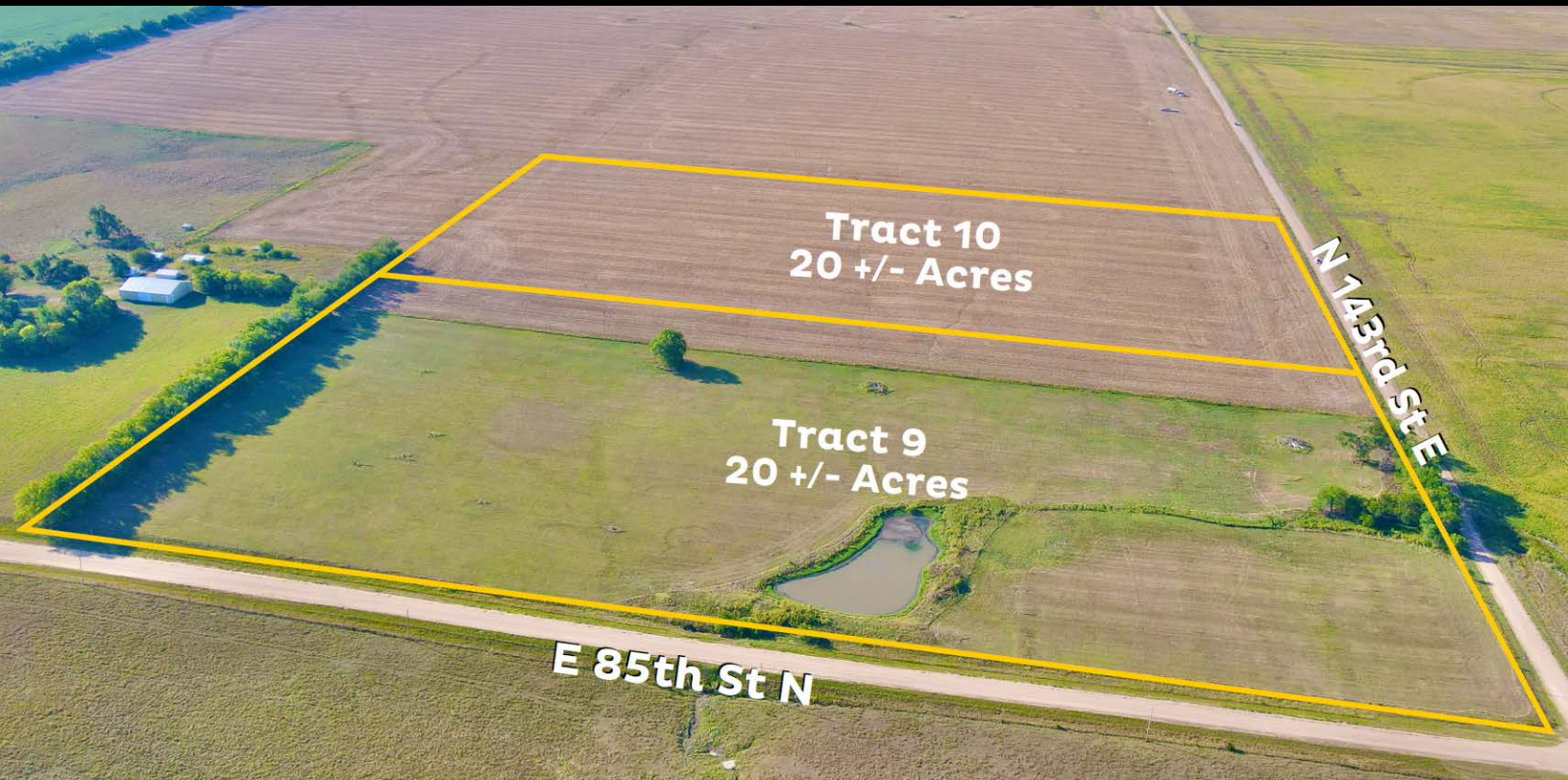
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# TRACTS 9-10

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**NE SEDGWICK COUNTY HOME SITE OPPORTUNITIES - GREAT LOCATION  
PRODUCTIVE CROPLAND - QUALITY SOILS - PASTURE AREAS - PONDS**



## **Tract 9**

**Legal Description:** The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 25, Range 2 East, Sedgwick County, KS

**Total Acres:** 20 +/- Acres

## **Tract 10**

**Legal Description:** The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 25, Range 2 East, Sedgwick County, KS

**Total Acres:** 20 +/- Acres



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# TRACTS 11-12

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**NE SEDGWICK COUNTY HOME SITE OPPORTUNITIES - GREAT LOCATION  
PRODUCTIVE CROPLAND - QUALITY SOILS - PASTURE AREAS - PONDS**



### **Tract 11**

**Legal Description:** The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 25, Range 2 East, Sedgwick County, KS

**Total Acres:** 20 +/- Acres

#### **Old Homestead**

- 1,766 +/- SF
- 4 bed, 2 bath
- Built in 1900
- Multiple Outbuildings

### **Tract 12**

**Legal Description:** The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 25, Range 2 East, Sedgwick County, KS

**Total Acres:** 20 +/- Acres



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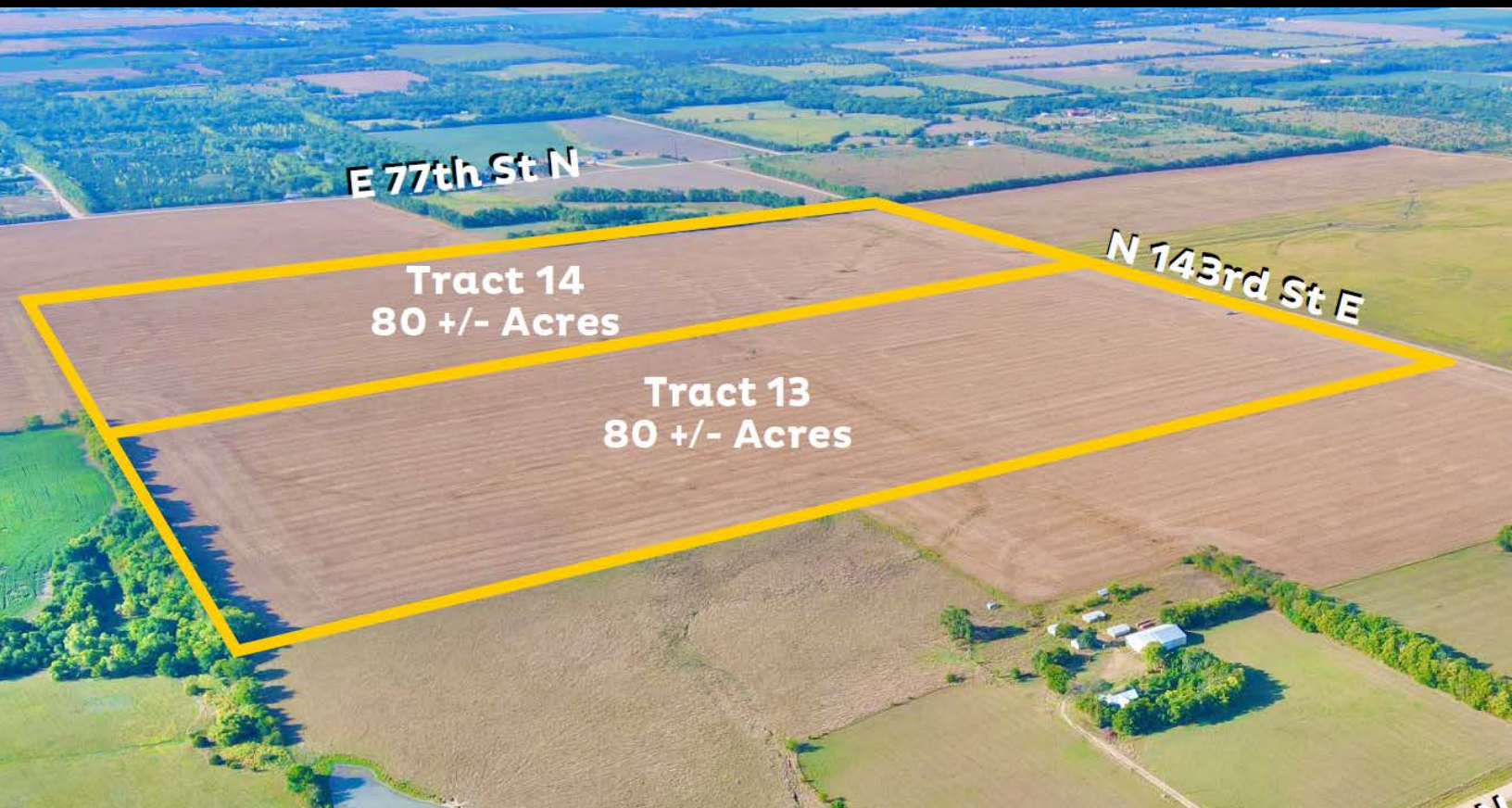
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# TRACTS 13-14

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**PRODUCTIVE CROPLAND - QUALITY SOILS - GREAT LOCATION**



**E 77th St N**

**Tract 14**  
**80 +/- Acres**

**Tract 13**  
**80 +/- Acres**

**N 143rd St E**

### **Tract 13**

**Legal Description:** The South 1/2 of the Northwest 1/4 of Section 36, Township 25, Range 2 East, Sedgwick County, KS

**Total Acres:** 80 +/- Acres

### **Tract 14**

**Legal Description:** The North 1/2 of the Southwest 1/4 of Section 36, Township 25, Range 2 East, Sedgwick County, KS

**Total Acres:** 80 +/- Acres



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