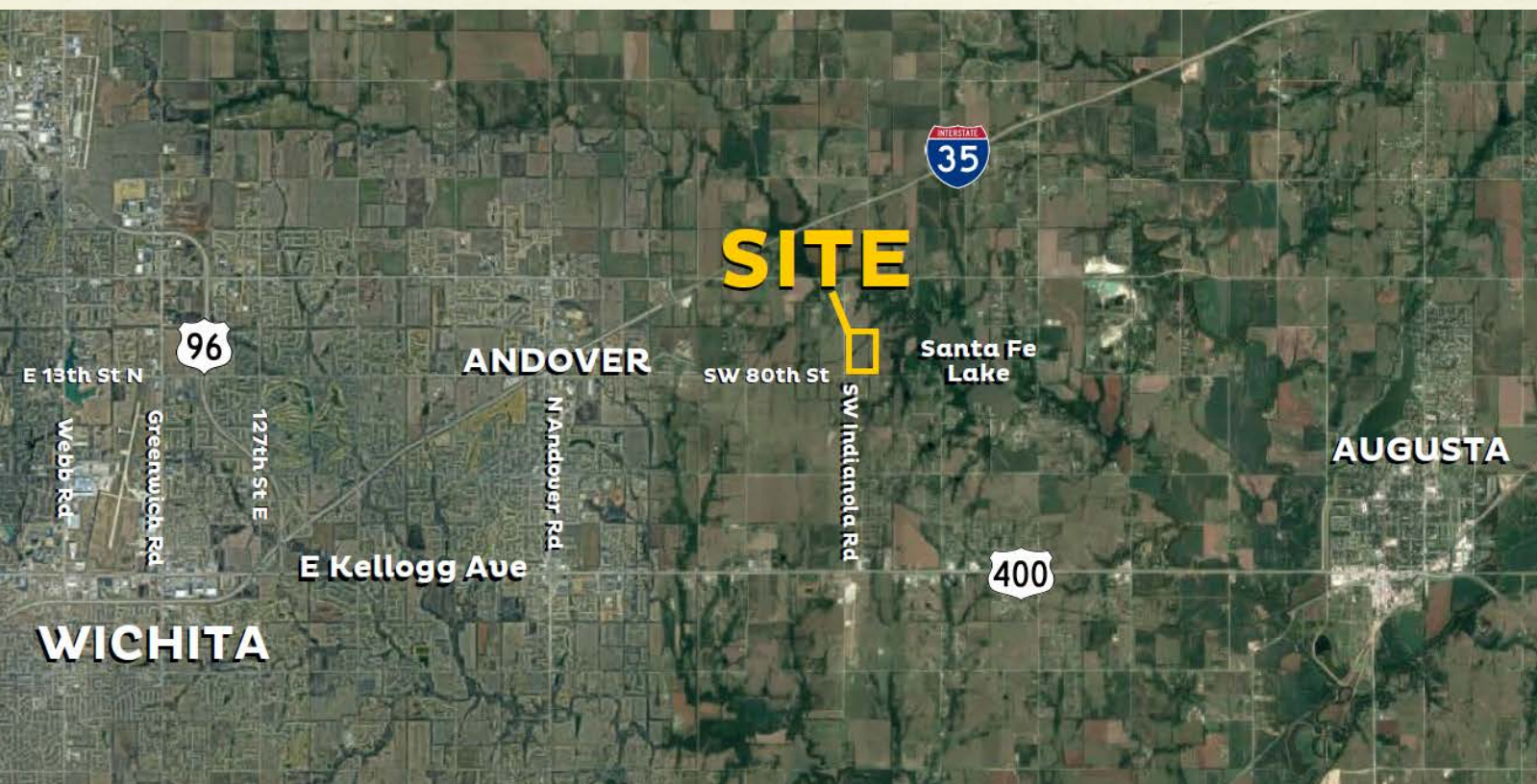
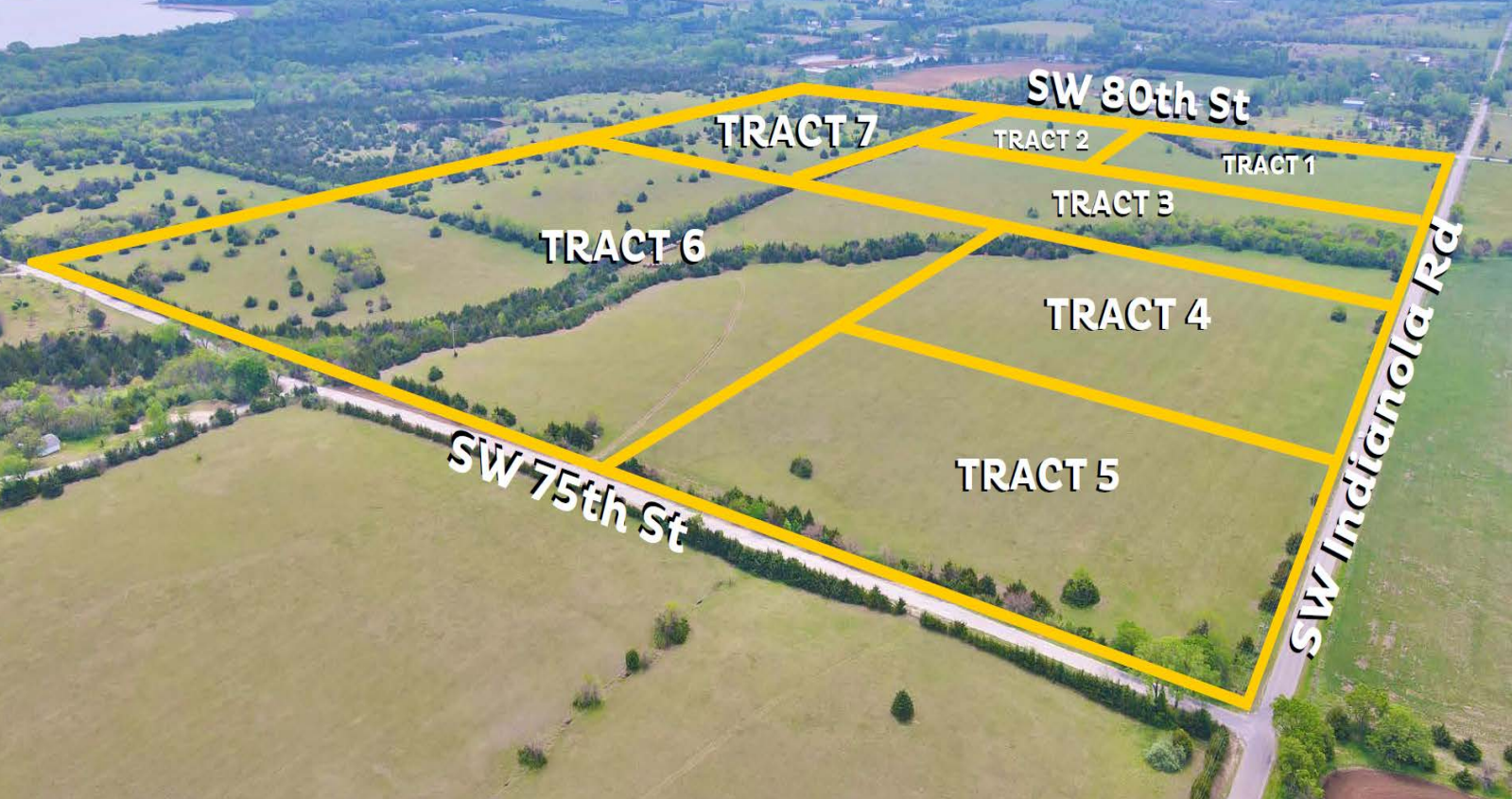




R|S

RUPP|STEVEN

ReeceNichols South Central Kansas

# LAND AUCTION

## Butler County, Kansas Land

**115.4 +/- ACRES OFFERED IN 7 TRACTS BY CHOICE**

**HOME SITE OPPORTUNITIES - BLACK TOP ROAD - HUNTING OPPORTUNITIES  
ANDOVER SCHOOL DISTRICT - HEAVY TIMBER - HAY MEADOW - GREAT LOCATION**

**Saturday, June 24th @ 10am | 1551 N. Waterfront Pkwy, Wichita, KS (Commerce Bank Bldg)**



**LIVE &  
ONLINE  
BIDDING**

**General Details:**

**Total Acres:** 115.4 +/- acres offered In 7 tracts

**2022 Taxes:** To be determined, recently Surveyed

**Schools:** USD 385 - Andover

**Possession:** At Closing, subject to tenant's rights

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

**Auction Procedure:**

We will offer tracts 1 through 7 by choice. The high bidder will have their choice on which tract(s) they would like to purchase. 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. 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.

|                                                                  |                                                                    |                                                                  |                                                                   |
|------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Jake Steven, ALC</b><br>316.708.5960<br>jake@reecenichols.com | <b>John Rupp, ALC</b><br>316.250.5198<br>johnrupp@reecenichols.com | <b>Terry Rupp, ALC</b><br>316.259.2106<br>terry@reecenichols.com | <b>Reese Bayliff</b><br>316.258.6062<br>rbayliff@reecenichols.com |
|------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------|

**Live & Online Bidding - [www.ReeceNicholsAuction.com](http://www.ReeceNicholsAuction.com)**

**Terms:** The properties are 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. Broker will offer to a participating broker 2% of the bid price brokerage fee 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.

ReeceNichols

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

**Rupp|Steven Team**  
**(316) 260-5900**

# 115.4 +/- Acres Offered in 7 Tracts by Choice

**Tract 1**

**Legal Description:** Section 11,  
Township 27, Range 03E Alley Farms  
Addition, Block 1 Lot 1

**Total Acres:** 10.9 +/- Acres

**Tract 2**

**Legal Description:** Section 11,  
Township 27, Range 03E Alley Farms  
Addition, Block 1 Lot 2

**Total Acres:** 7.3 +/- Acres

**Tract 3**

**Legal Description:** Section 11,  
Township 27, Range 03E Alley Farms  
Addition, Block 1 Lot 3

**Total Acres:** 19.3 +/- Acres

**Tract 4**

**Legal Description:** Section 11,  
Township 27, Range 03E Alley Farms  
Addition, Block 1 Lot 4

**Total Acres:** 9.3 +/- Acres

**Tract 5**

**Legal Description:** Section 11,  
Township 27, Range 03E Alley Farms  
Addition, Block 1 Lot 5

**Total Acres:** 9.2 +/- Acres

**Tract 6**

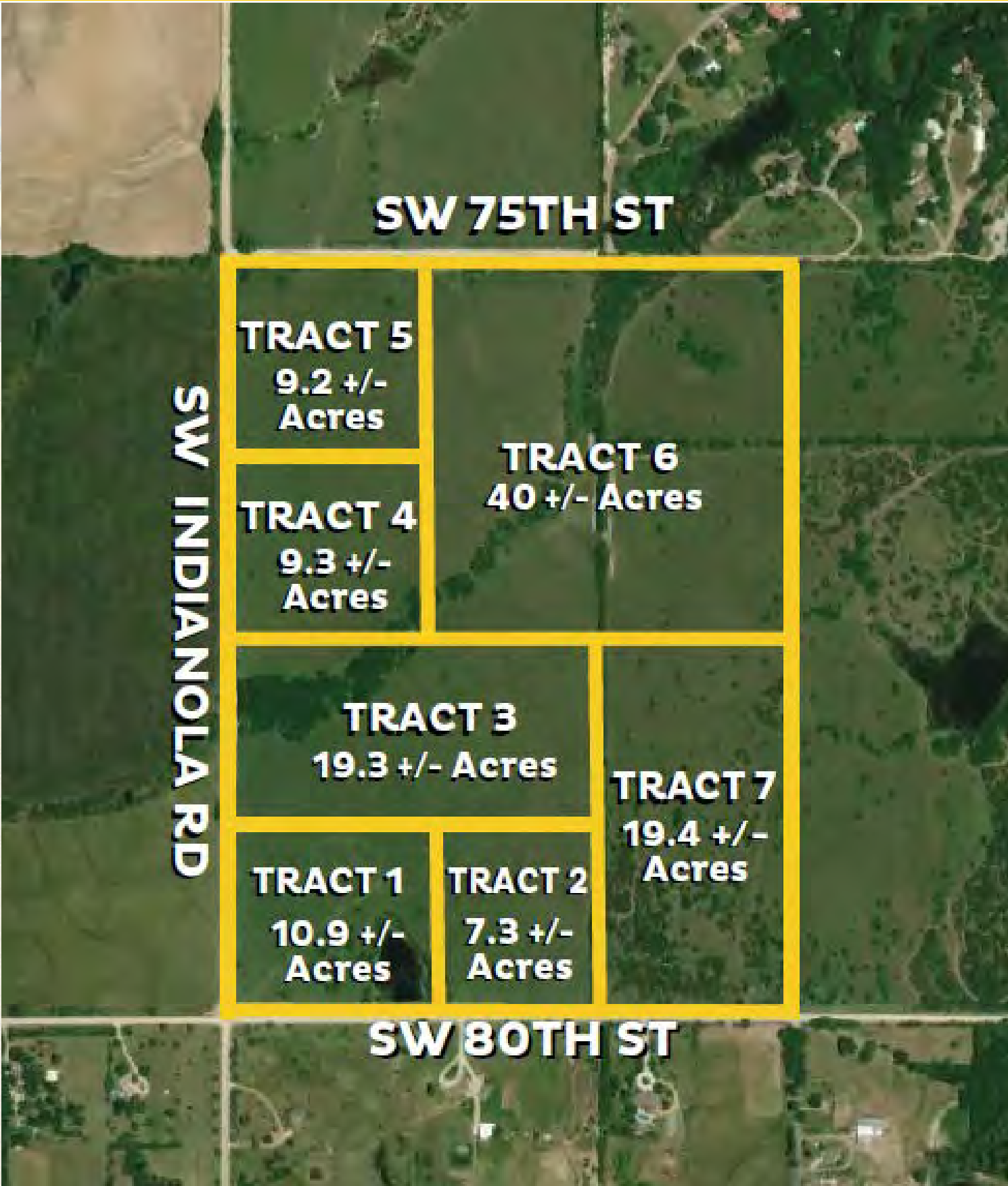
**Legal Description:** Section 11,  
Township 27, Range 03E Alley Farms  
Addition, Block 1 Lot 6

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

**Tract 7**

**Legal Description:** Section 11,  
Township 27, Range 03E Alley Farms  
Addition, Block 1 Lot 7

**Total Acres:** 19.4 +/- Acres



**LIVE &  
ONLINE  
BIDDING**