

WEIGAND ONLINE ABSOLUTE AUCTION

410± ACRES
OFFERED IN 3 TRACTS

Bidding Ends Thursday, October 26, 2023

Register and Bid online at WeigandAuctions.com

NO MINIMUM | NO RESERVE

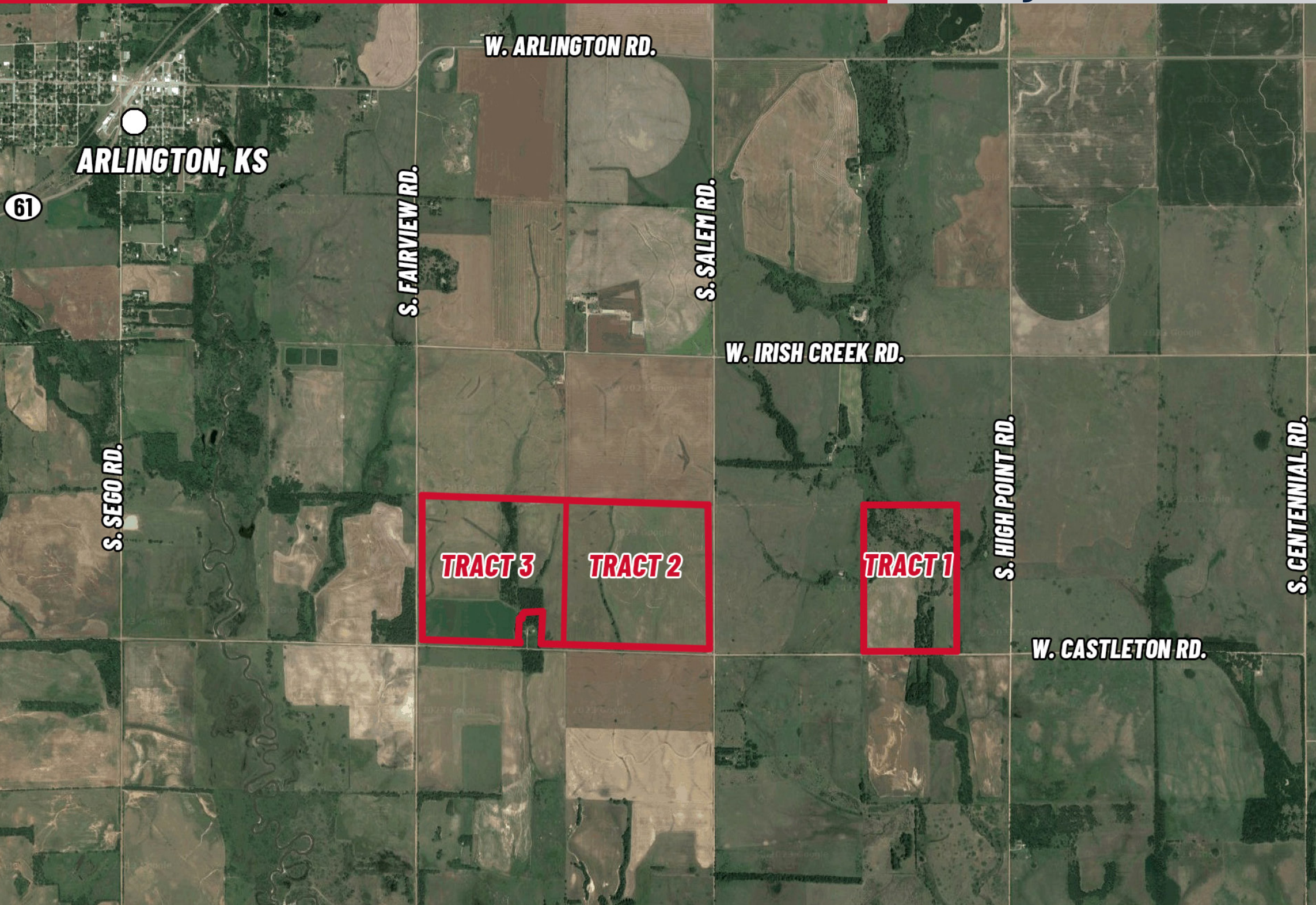
Don't miss the unique opportunity to bid on over 400 acres of highly desirable Kansas recreational and productive agricultural land in Reno County selling at absolute auction!

Offered in three tracts, this land boasts world-class Kansas hunting and a perfect blend of pasture, timber, and productive farm ground. Located less than an hour from Wichita and Hutchinson, this is an opportunity you won't want to miss! Invest in land you can enjoy today!

HIGHLIGHTS:

- Located 56 miles from Wichita and only 27 miles from Hutchinson.
- Mix of pasture, mature timber, and tillable farm ground.
- Abundant wildlife and recreational opportunities.

FOR MORE DETAILS, VISIT
WEIGANDAUCTIONS.COM
OR **SCAN**



J.P. Weigand & Sons, Inc. Auction
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Tracts are being sold absolute. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. Land sold by the acre will use a quantity/multiplier for the sole purpose of establishing a contract price and shall not be a guarantee of actual acres to be conveyed at closing. If a survey is required to establish new legal descriptions, surveyed acreage will not result in an adjustment of the contract price in the buyer or seller's favor. Cost of survey, if necessary, will be split equally between buyer and seller. BUYER'S PREMIUM: A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder.

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Tract 1: Bidding Ends at 12:00 PM CT



SITE SIZE
99± ACRES

2022 TAXES
GENERALS: \$594.00

PROPERTY HIGHLIGHTS

99± acres of pasture. This manageable tract offers an impressive mix of open meadows, mature timber, and water. Irish Creek runs the entire length of the property making it an impressive habitat for all types of Kansas wildlife. Selling online at absolute auction!

Wichita 56 Miles	Kingman 28 Miles
Pratt 43 Miles	Hutch 27 Miles



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Tract 2: Bidding Ends at 1:00 PM CT

SITE SIZE
160± ACRES

2022 TAXES
GENERALS: \$1,741.13
* taxes are approximate,
exact legal to be
determined by survey.

PROPERTY HIGHLIGHTS
This 160± acre tract offers rolling pasture, mature timber, creeks, and open meadows creating a beautiful wildlife habitat or the perfect setting to build your dream home. Selling online at absolute auction!

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Pratt 43 Miles	Hutch 27 Miles



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Tract 3: Bidding Ends at 2:00 PM CT



SITE SIZE
151± ACRES

2022 TAXES
GENERALS: \$1,839.54
* taxes are approximate,
exact legal to be
determined by survey.

PROPERTY HIGHLIGHTS
This 151± acre tract features tillable farm ground, rolling pasture with a blend of timber, and open meadows creating a beautiful wildlife habitat or offering multiple potential home sites. Selling online at absolute auction!

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Pratt 43 Miles	Hutch 27 Miles



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