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**RUPP|STEVEN**  
ReeceNichols South Central Kansas

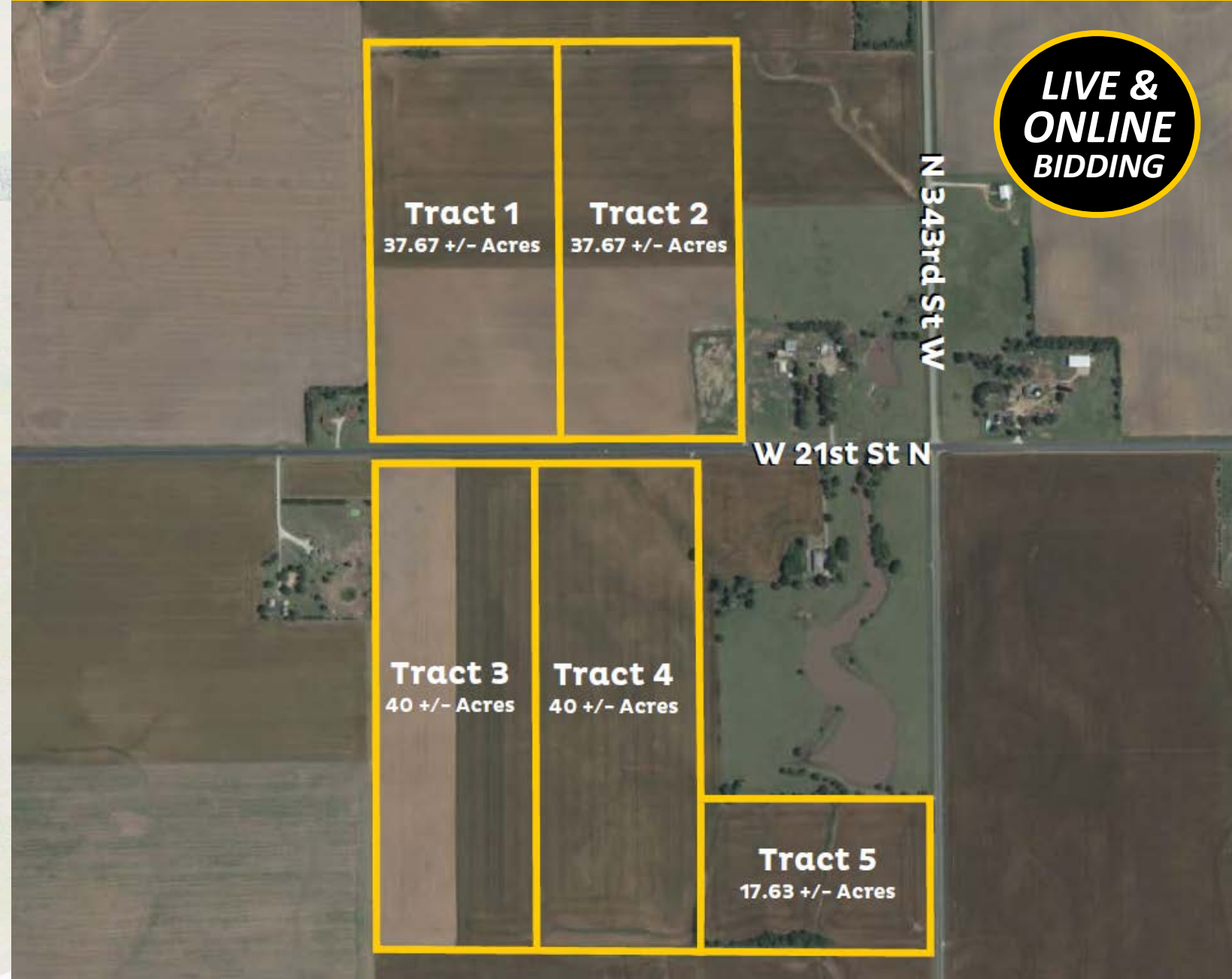
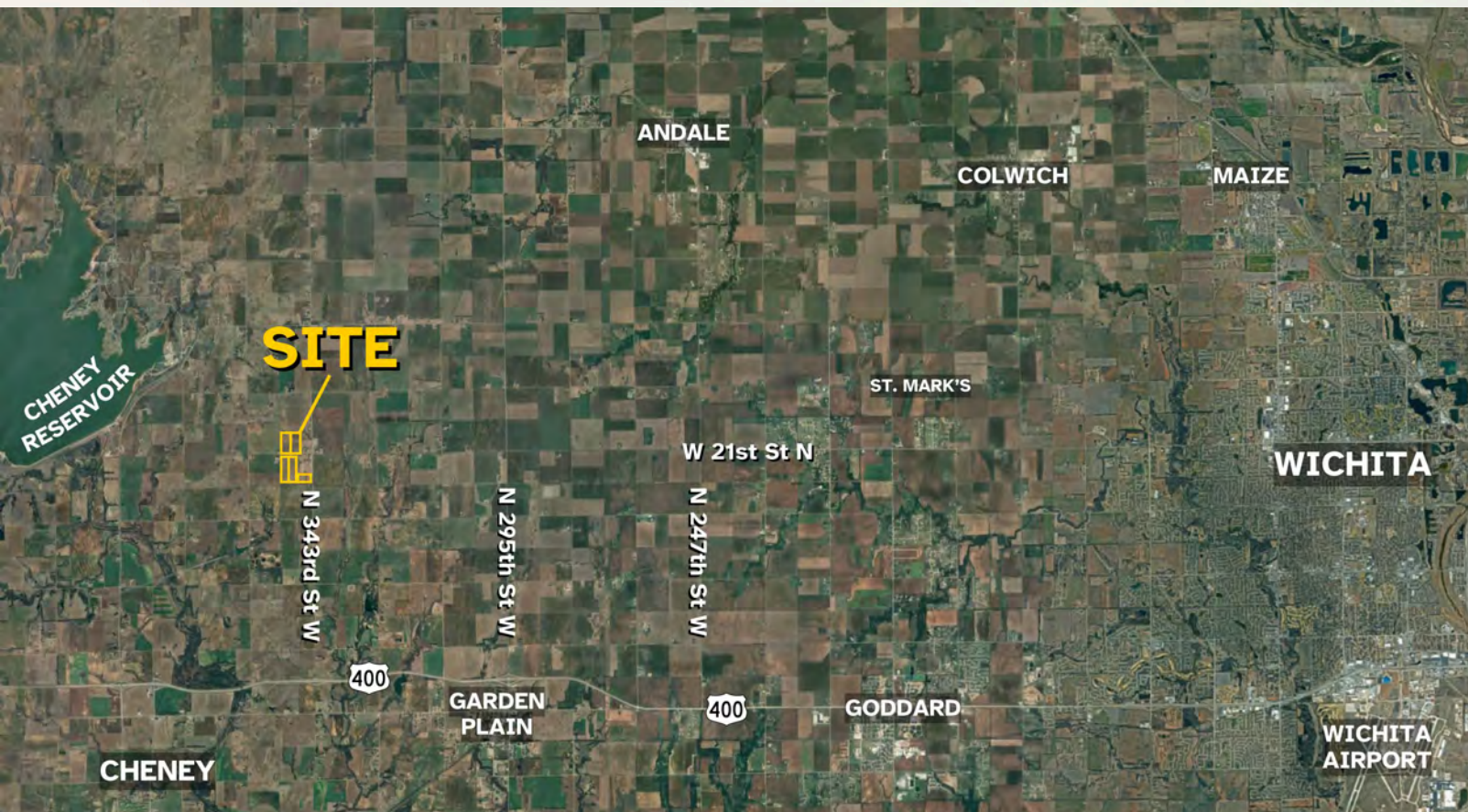
# LAND AUCTION

Sedgwick County, Kansas Land

**172.97 +/- ACRES OFFERED IN 5 TRACTS BY CHOICE**

**HOME SITE OPPORTUNITIES - BLACKTOP ROAD - CROPLAND NEAR CHENEY LAKE, WICHITA, KS & SURROUNDING TOWNS**

Friday, June 21st @ 11am | 4105 N Ridge Rd, Wichita, KS (American Ag Credit Bldg)



**LIVE & ONLINE BIDDING**

**Tract 1**  
37.67 +/- Acres

**Tract 2**  
37.67 +/- Acres

**Tract 3**  
40 +/- Acres

**Tract 4**  
40 +/- Acres

**Tract 5**  
17.63 +/- Acres

**Terms:** Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there or at the auction supersede any other advertised material. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Closing will occur on or before 45 days from the full execution of the auction purchase agreement. The successful bidder must immediately execute the provided auction purchase agreement and is required to deposit 10% of the purchase price or as earnest money immediately following the auction. Additionally, a 10% buyer's premium will be added to the final bid price. This auction is conducted in person and online through online bidding. The auctioneer reserves the right to recess, adjust and/or extend the bidding time as they deem necessary. Furthermore, the auctioneer may, at their sole discretion, reject, disqualify, or refuse any bid. The broker will offer 3% of the Broker's 10% at closing to a participating broker, provided their client is the successful bidder. While all information is deemed reliable, buyers are encouraged to conduct their own due diligence. The sale is not contingent on financing, appraisal, or inspection, and the winning bidder must be available immediately post-auction. The property is sold subject to applicable Federal, State, and/or Local Government regulations, with all measurements and details approximate and non-binding. The auctioneer provides no warranties regarding the online bidding platform's performance and assumes no liability for any bidder-incurred damages during its use, including unacknowledged bids or errors. Bidders accept all risks associated with the platform and acknowledge that the auctioneer bears no responsibility for bid submission or acceptance errors or omissions.

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

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# 172.97 +/- Acres Offered in 5 Tracts by Choice

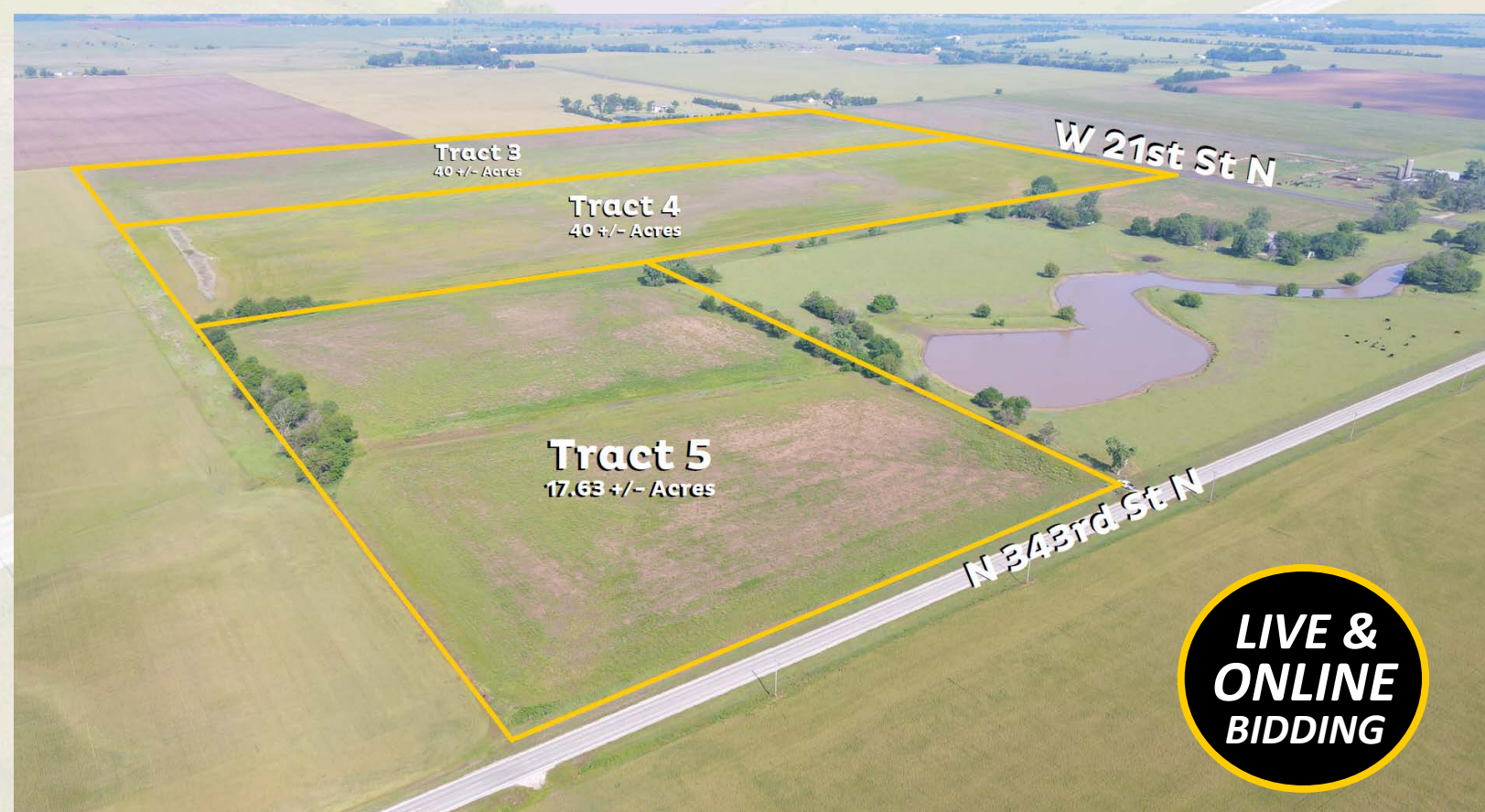
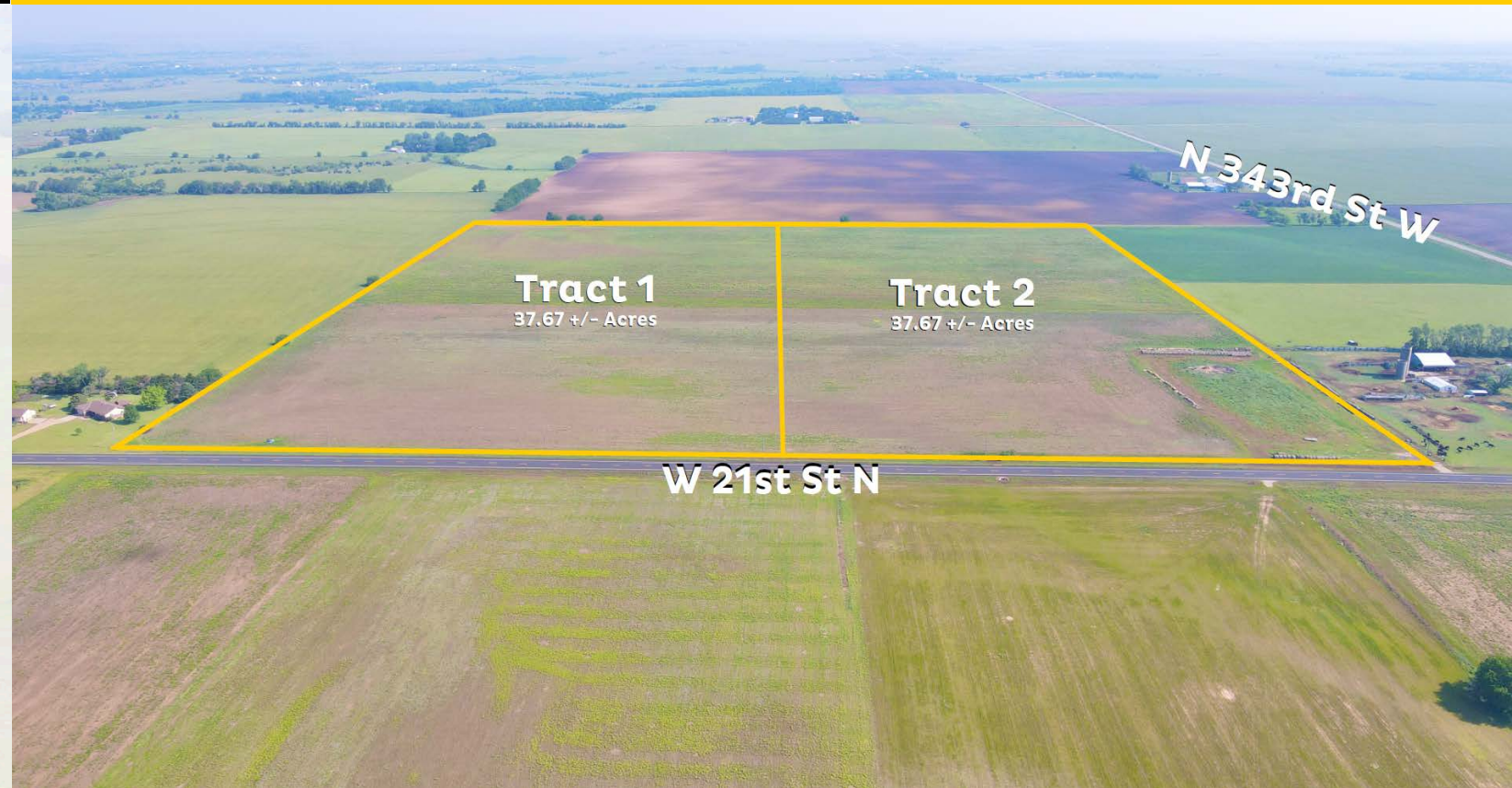
**General Details:**

**Total Acres:** 172.97 +/- acres offered in 4 tracts  
**Location:** Located near W 21st St N & N 343rd St W, Cheney, KS 67025  
**Schools:** USD 267 - Renwick  
**Possession:** At closing, no cropland planted  
**Zoning:** Rural Residential  
**Mineral Rights:** Seller's interest transfers  
**Legal Description:** TBD. Contact agent for details.  
**Taxes:** TBD. Tracts are part of a larger parcels.  
**Tract 1:** 37.67 +/- Acres  
**Tract 2:** 37.67 +/- Acres  
**Tract 3:** 40 +/- Acres  
**Tract 4:** 40 +/- Acres  
**Tract 5:** 17.63 +/- Acres

**Please note:** The exact and final acreage amounts for the tracts shall be determined either by the current property survey or by a survey provided by the Seller at the Seller's expense. If additional survey work is required by the Seller, then such survey will be completed prior to closing.

**Auction Procedure:**

We will offer tracts 1 through 5 by choice. The bidding will be by the acre with a 10% buyer's premium being added to the high bid. 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 45 days after the full execution of the purchase agreement. 10% of the total purchase price will be required to be put down as Earnest Money the day of the auction..



**LIVE & ONLINE BIDDING**