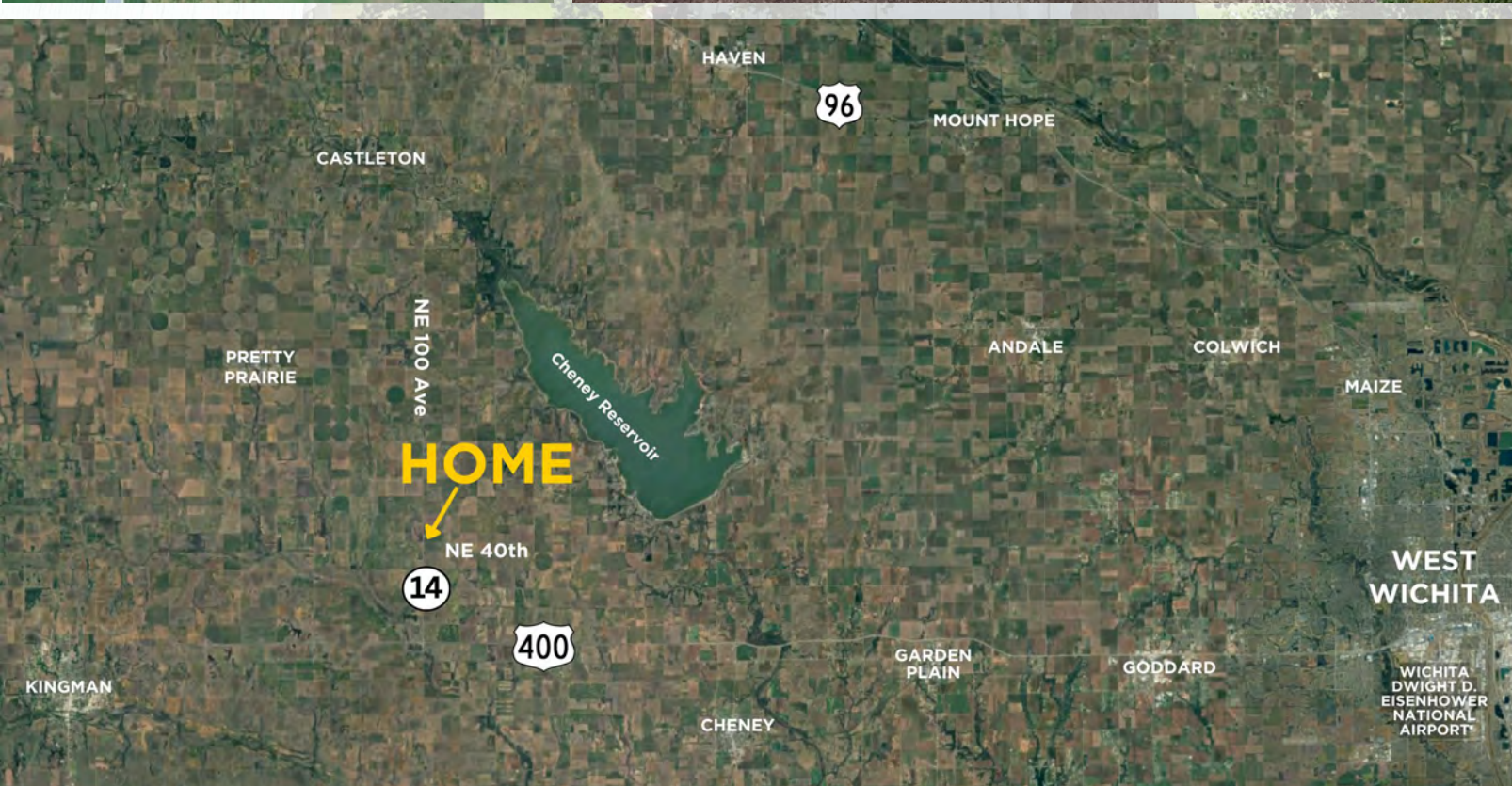
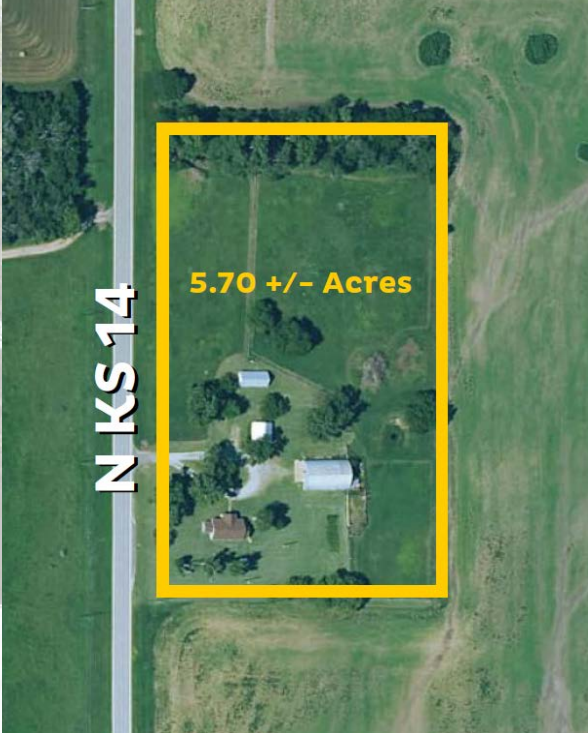


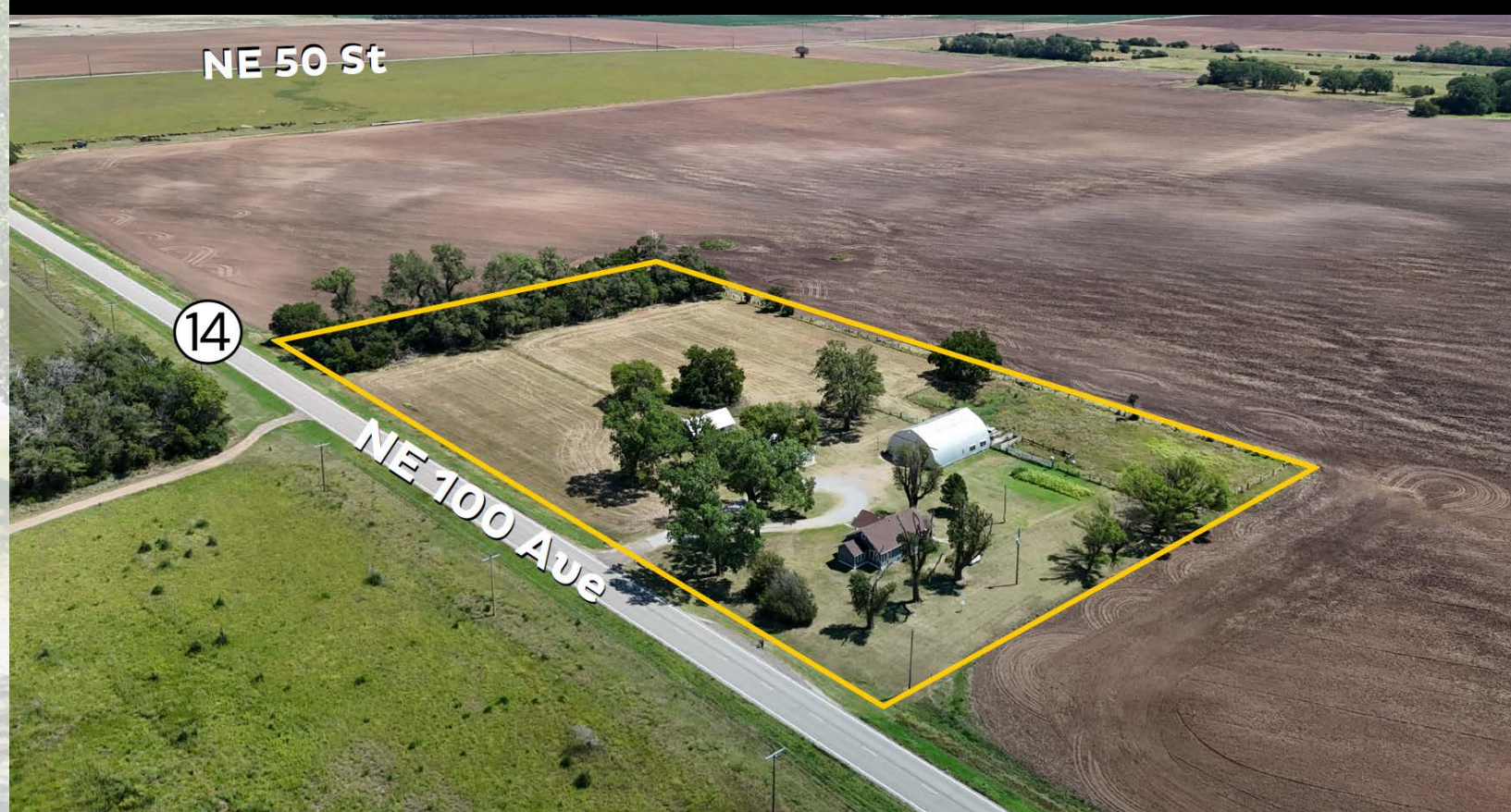


R|S
RUPP|STEVEN
ReeceNichols South Central Kansas

AUCTION
Address: 4412 N K-14 Highway, Pretty Prairie, KS 67570

Online Bidding Only - Ends Friday, August 23rd @ 12:00pm

COUNTRY HOMESTEAD & OUTBUILDINGS
5.7 +/- ACRES - BLACKTOP ROAD - FENCED AREA FOR ANIMALS



THE CARNAHAN GROUP

R|S **RUPP|STEVEN**
ReeceNichols South Central Kansas

ReeceNichols
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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 supersede any other advertised material. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing within 30 days. The successful bidder must immediately execute the provided auction purchase agreement and deposit \$15,000.00 as earnest money within the specified time outlined in the agreement. Additionally, a 10% buyer's premium will be added to the final bid price. This auction is conducted exclusively online, with a 2-minute bidding time extension. 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 a 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. Auctions may be subject to selling prior to the auction date.

Register to Bid: www.ReeceNicholsAuction.com

Lot Size: 5.7 +/- Acres
2023 Property Taxes: \$1,649.24
School District: USD 331 - Kingman/Norwich

Home Details:

- Main Floor: 1,280 SF
- Basement: 1,160 SF (Unfinished)
- Bedrooms: 3
- Bathroom: 1 Full
- Year Built: 1929
- HVAC: Central
- Utilities:
 - Water well
 - Lagoon
 - Propane tank (leased)

Barn

- Size: 2,520 SF (60x42)
- Year Built: 1958
- Large Sliding Door
- Workshop Area

Detached Garage

- Size: 624 SF (26x24)
- Year Built: 1926
- 2 Overhead Doors

Office/Storage Shed

- Size: 648 SF (36x18)
- Year Built: 1926
- Window Cooling/Heating Strip
- Restroom

Highlights:

- Situated on a paved road
- Picturesque lot featuring mature trees and fenced pasture areas suitable for animals.
- Conveniently close to Kellogg Highway and local amenities, with easy access to Cheney Lake, Wichita, Pretty Prairie, and surrounding areas.

