



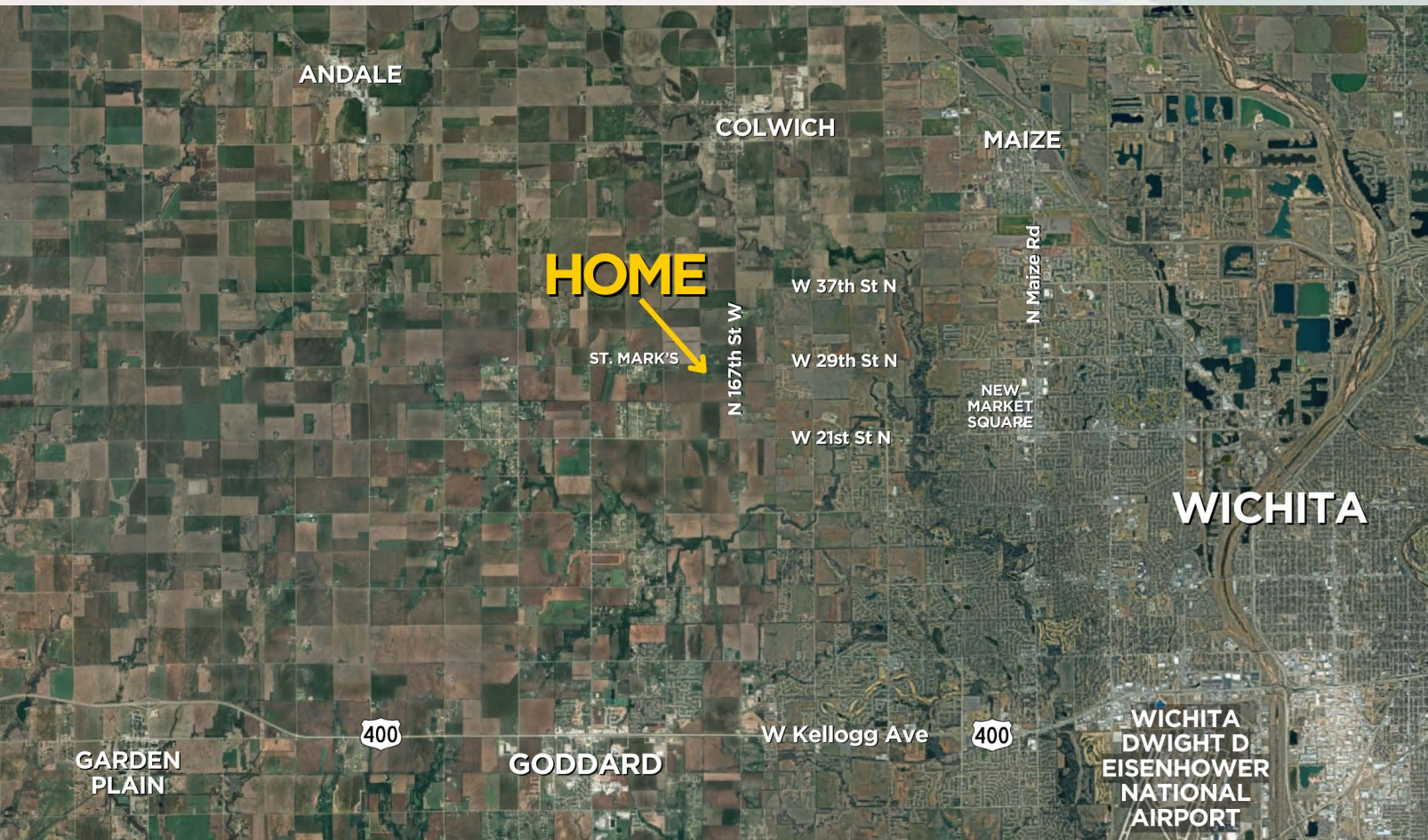
R | S
RUPP | STEVEN
ReeceNichols South Central Kansas

AUCTION

Address: 17515 W 29th St N, Colwich, KS 67030

Online Bidding Only - Ends Friday, September 13th @ 11:00am

**2 BED, 2 BATH COUNTRY HOMESTEAD ON 1.77 +/- ACRES
LARGE METAL SHOP - EQUIPMENT SHED - PAVED ROAD
FARM ANIMALS ALLOWED - CLOSE TO ST. MARK'S SCHOOLS,
NEW MARKET SQUARE, WICHITA AND SURROUNDING TOWNS**



W 29th St N

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 20,000.00 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

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

ReeceNichols
SOUTH CENTRAL KANSAS

THE
CARNAHAN
GROUP

JAKE STEVEN, ALC
316.708.5960
jake@reecenichols.com

JOHN RUPP, ALC
316.250.5198
johnrupp@reecenichols.com

REESE BAYLIFF
316.258.6062
rbayliff@reecenichols.com

BRANDON BAKER
316.519.4754
brandon@TCGHomes.com

Lot Size: 1.77 +/- Acres

School District: USD 267 - Renwick

2023 Property Taxes:

General - \$2,669.42

Specials - \$8.38

House Details

- **Bedrooms:** 2 (Main Level)
- **Bathrooms:** 2 Full (Main Level)
- **Garage:** 1 Car Attached
- **Main Floor Living Area:** 1,288 SF
- **Basement Area:** 1,288 SF (Unfinished)
- **Year Built:** 1986
- Main floor laundry with mudroom
- **Utilities:**
 - Natural Gas
 - Central HVAC
 - Lagoon
 - 2 Water Wells
 - Water Softener
 - Two Pressure Tanks

Metal Shop: 3,200 +/- SF (apx 40' x 80')

- 20-foot tube heater
- Two large overhead automatic doors (each approximately 14 feet high)
- Insulation: Fully insulated with 220 electric, ideal for storing an RV, tractors, equipment, or for hobbyist use
- Shop Area: Approximately 40 ft x 18 ft, includes its own restroom, central HVAC, and storage area, perfect for a man cave, wood workshop, or hobby area

Equipment Shed: apx 30' x 22'

- Electricity
- Overhead door
- Concrete floors
- Ideal for storing tools and equipment



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



Jake Steven, ALC
316.708.5960
jake@reecenichols.com



John Rupp, ALC
316.250.5198
johnrupp@reecenichols.com



Reese Bayliff
316.258.6062
rbayliff@reecenichols.com



Brandon Baker
316.519.4754
brandon@TCGHomes.com