



RUPP|STEVEN
ReeceNichols South Central Kansas

LAND AUCTION

Sedgwick County near Goddard, KS

71 +/- ACRES OFFERED IN 3 TRACTS - BY CHOICE

HOME SITE OPPORTUNITIES - DEVELOPMENT POTENTIAL

BLACKTOP ROAD - GODDARD SCHOOLS - FARMSTEAD

Live & Online Bidding - Friday, September 20th @ 11:00am

Held @ 4105 N Ridge Rd, Wichita, KS (American AgCredit Bldg)



Register to Bid: www.ReecenicholsAuction.com

Jake Steven, ALC

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Reese Bayliff

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Cristy Kerbs

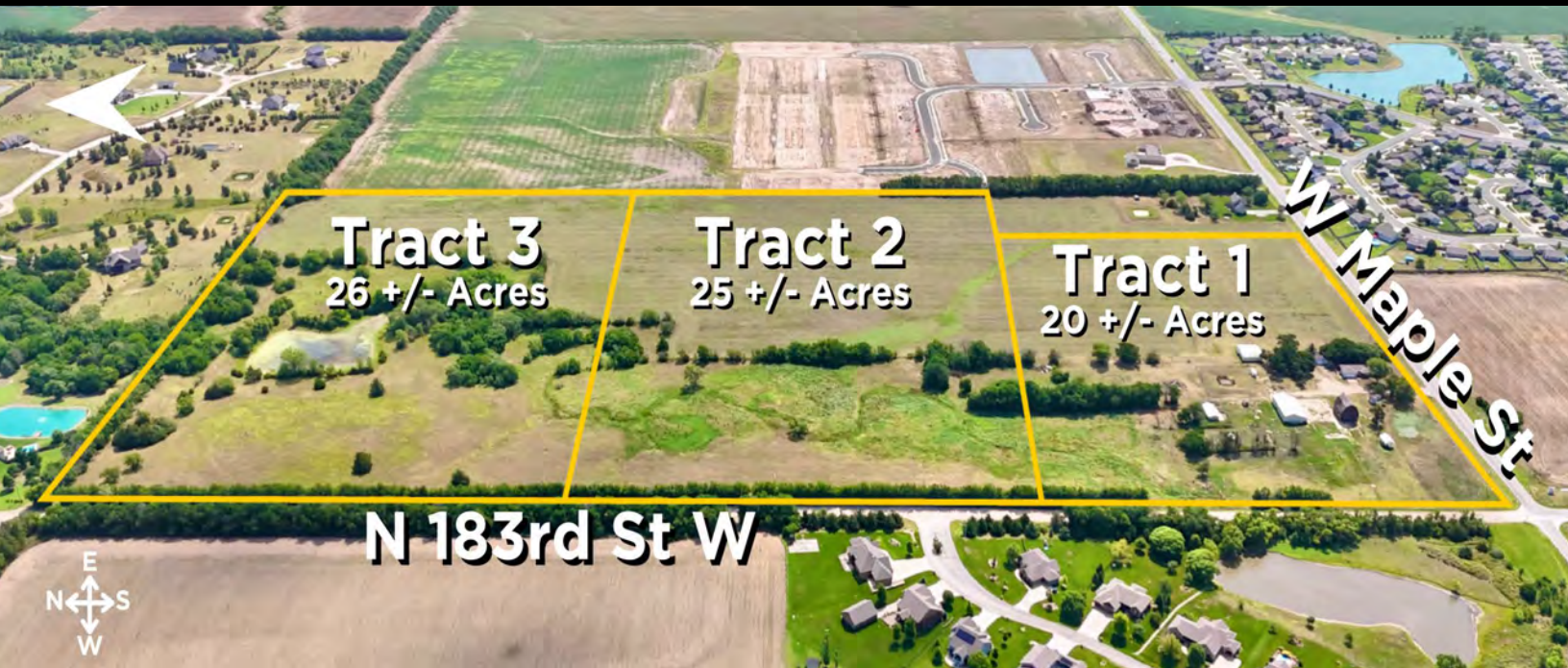
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GENERAL DETAILS

Total Acres: 71.13 +/- acres offered in 3 tracts
Location: Located at the NE/c of W Maple St and 183rd St W, Goddard, KS 67052
Schools: USD 265 – Goddard
Possession: At closing, no crops 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: 20 +/- acres (18300 W Maple St, Goddard)
Tract 2: 25 +/- acres
Tract 3: 26 +/- Acres
Please Note: The final legal description(s), gross surveyed acreage and final total purchase price for each tract shall be determined by a survey provided by the Seller at the Seller's expense. All survey work will be completed prior to closing.

Auction Procedure: We will offer tracts 1 through 3 by choice. The bidding will be by the acre. 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. The successful bidder(s) shall be required to deposit \$50,000.00 per tract as non-refundable earnest money on the day of the auction. NO BUYER'S PREMIUM.

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TRACT 1 DETAILS - 18300 W MAPLE, GODDARD, KS

House Details

Year Built: 1962

Main Floor Area: 1,210 +/- SF

Basement Area: 1,056 +/- SF

528 +/- Finished SF

Bedrooms: 3

Bathrooms: 2

Garage: Two Car Attached

Utilities:

- Well Water
*Water Softener in Basement
- Lagoon
- Propane Tank



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TRACT 1 DETAILS - 18300 W MAPLE, GODDARD, KS

Outbuildings:

- Metal Barn(70'x30')
- Detached Garage (40'x24')
- Loafing shed for animals
- Well house.
- Barn: Not usable; do not enter the barn for safety reasons.



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Tract 2



Tract 3



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(s) must immediately execute the provided auction purchase agreement and shall be required to deposit \$50,000.00 per tract as non-refundable earnest money on the day of the auction. NO BUYER'S PREMIUM. 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 a 1% fee, based on the total purchase price, 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/omissions.

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