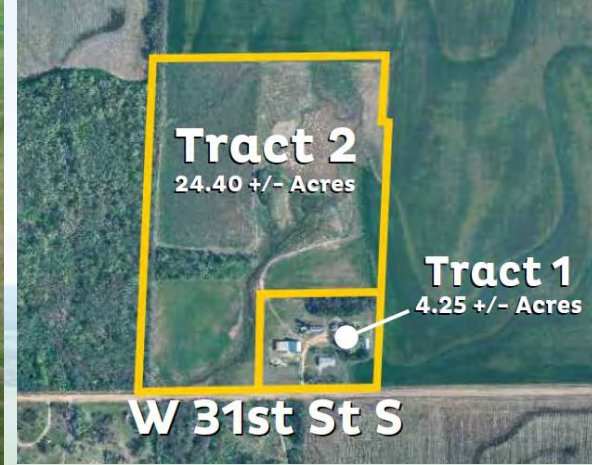




AUCTION

17330 W. 31st Street South Goddard, KS

28.65 +/- ACRES OFFERED IN THREE TRACTS

**FARMSTEAD - OUTBUILDINGS - POND - HEAVY TIMBER
HUNTING OPPORTUNITIES - HOME SITE OPPORTUNITIES
GODDARD SCHOOLS - CLOSE ACCESS TO MULTIPLE AMENITIES**

Online Bidding Only Ends Friday, September 20th at 2:00pm



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. Closing for Tracts 1 and 2 will occur within 50 days of the executed Real Estate Purchase Agreement, while Tract 3 will close within 30 days. The successful bidder(s) must immediately execute the provided auction purchase agreement and shall be required to deposit \$15,000 for Tract 1, \$15,000 for Tract 2, or \$30,000 for Tract 3 as non-refundable earnest money on the day of the auction. If Tracts 1 and 2 are sold separately, the final acreages will be determined by a survey provided by the seller at their expense; no survey will be conducted if the property is sold as a whole. 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. Broker forms, if any, are available on the bidding site. 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.

Auction Procedure: The property, consisting of approximately 28.65 acres, will be offered in three tracts in numerical order. Tract 1 comprises 4.25 +/- acres, including the house and outbuildings. Tract 2 consists of 24.40 +/- acres, and Tract 3 includes the property in its entirety. If Tracts 1 and 2 are sold separately, the exact and final acreages will be determined by a survey, which will be paid for by the seller. No survey will be conducted if the property is sold as a whole. The sale is subject to seller confirmation, with the seller reserving the right to accept or reject the highest bids. At the conclusion of the bidding, the high bids will be presented to the family for seller confirmation. The closing dates are as follows: Tracts 1 and 2 will close within 50 days of the full execution of the Real Estate Purchase Agreement, while Tract 3 will close within 30 days of full execution. The successful bidder(s) will be required to deposit non-refundable earnest money on the day of the auction, amounting to \$15,000 for Tract 1, \$15,000 for Tract 2, or \$30,000 for Tract 3.

Register to Bid: www.ReeceNicholsAuction.com



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General Details:

Tract 1: 4.25 +/- Acres
Tract 2: 24.40 +/- Acres
Tract 3: 28.65 +/- Acres (Tracts 1 & 2 Combined)
Schools: USD 265 – Goddard
Possession: At closing
Zoning: Rural Residential
Mineral Rights: Seller's interest transfers
2023 Taxes:
 General: \$2,410.33
 Specials: \$8.38
Please Note: If Tracts 1 and 2 are sold separately, the tax amounts are to be determined, as the 2023 tax figures reflect the entire property. Additionally, if Tracts 1 and 2 are sold separately, the final legal descriptions and gross surveyed acreage for each tract will be determined by a survey provided by the Seller at the Seller's expense. All survey work will be completed before closing.

Tract 1 Details:

Acres: 4.25 +/-
Year Built: 1957
Finished SF: 1,478 +/- SF
Basement: 1,175 +/- SF (Unfinished)
Bedrooms: 3
Bathrooms: 2
Garage: One Car Attached
Features:

- Appliances transfer with the sale
- Main floor laundry
- Large basement that can be finished for additional SF

Utilities:

- House and Outbuildings are on Well Water
- Propane Tank (Owned by Seller, transfers to Buyer)
- Septic Tank

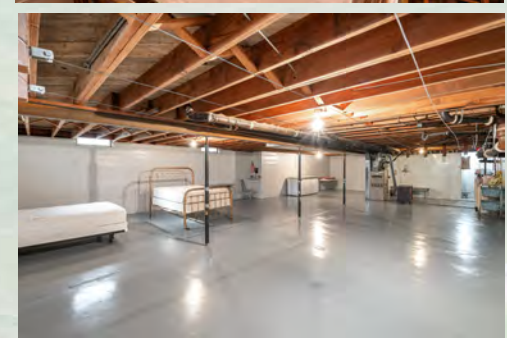
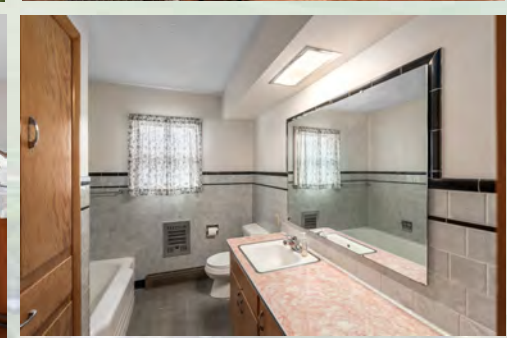
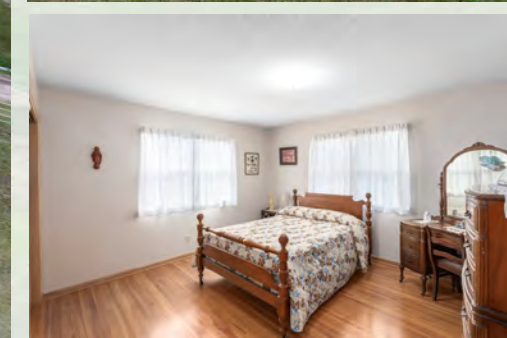
Outbuildings:

- Equipment Barn: 48'x36' with a lean-to for additional covered storage
- Dairy Barn: 40'x15'
- Detached Garage: 20'x17'
- Pole Barn: 40'x25'

Tract 2 Details:

Acres: 24.40 +/- Acres
Highlights:

- Tillable Acreage
- Homesite Opportunity
- Hunting Opportunities
- Pond
- Timber



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