

LAND AUCTION

Marion County, Kansas

Online Bidding Only - Ends Friday, October 4th at 11:00am

**TROPHY WHITETAIL HUNTING - WATERFOWL HUNTING - HEAVY TIMBER
POND - COUNTRY GETAWAY - ATV PATHS - CLOSE DISTANCE FROM WICHITA, KS**



Register to Bid: www.ReeceNicholsAuction.com

Total Area: 37.8 +/- Acres

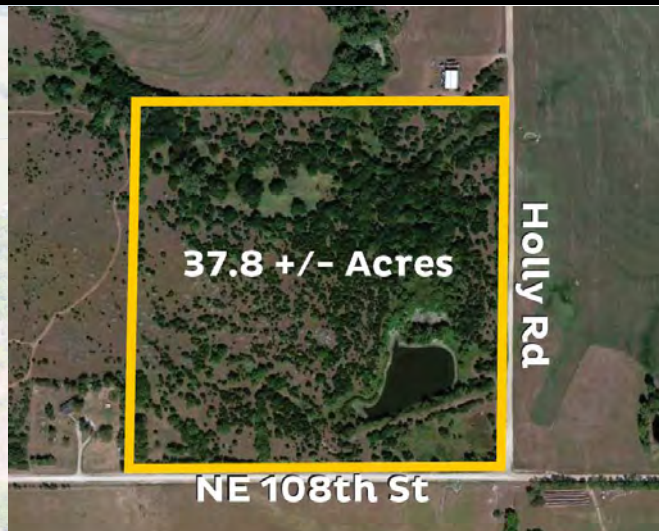
Location: NW/c of NE 108th St. and Holly Rd., Peabody, KS

Legal Description: Located in Section 32, Township 21
South, Range 2 East

Mineral Rights: Seller's interest transfers with the property.

Property Taxes: Approx. \$135.14 annually.

Exclusions: The RV and storage container currently on the
property are excluded from the sale and will be removed prior
to closing.



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

Jake Steven, ALC
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John Rupp, ALC
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Reese Bayliff
316.258.6062
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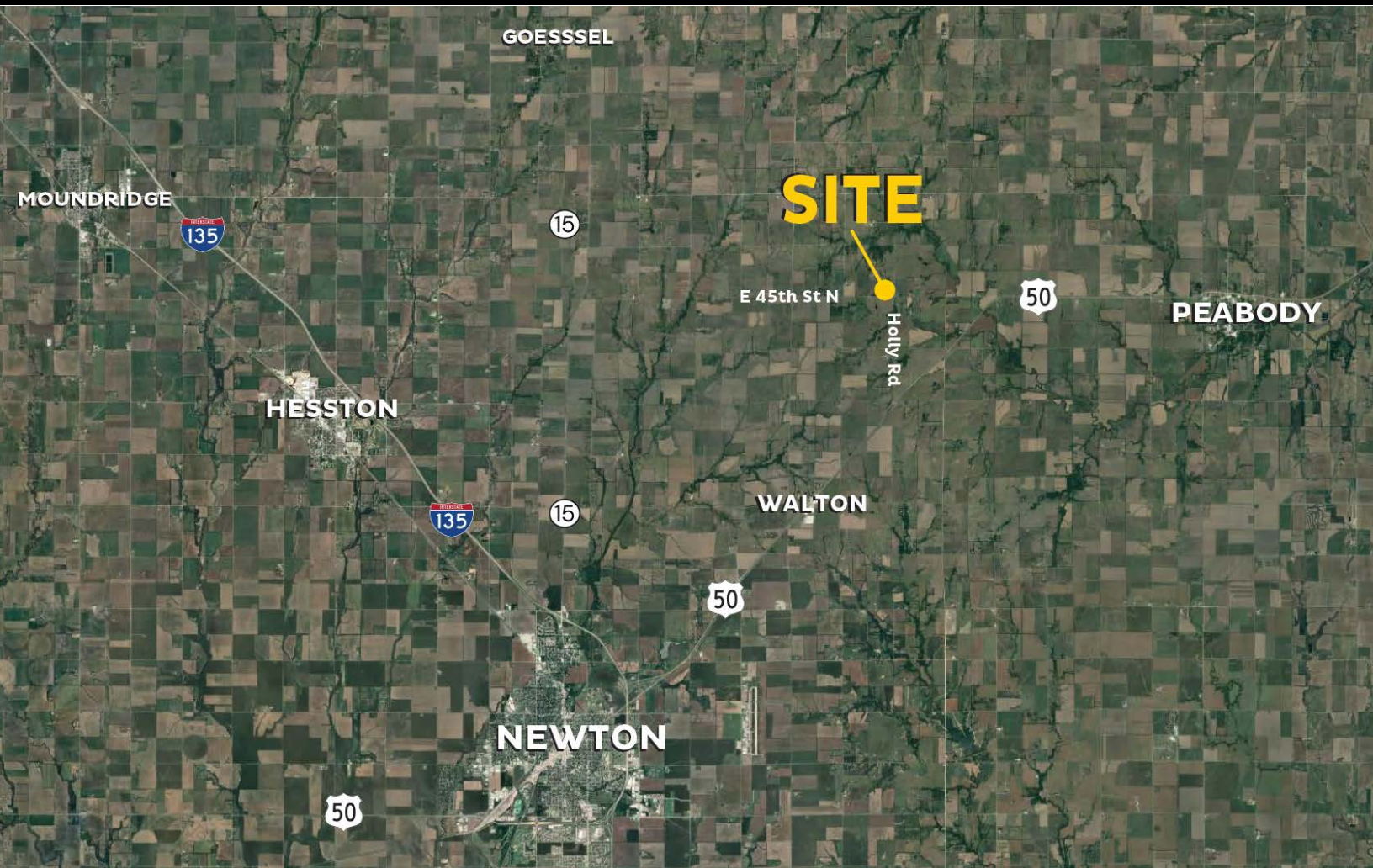
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Terms: Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there supersede any other advertised material. The property is being sold in its current "Where 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 \$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. 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.



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