

AUCTION

14700 E 45th St N
Wichita, KS 67228



Tract 3

38.37 +/- Acres

Tract 2

18.83 +/- Acres

Tract 1

19.54 +/- Acres

E 45th St N

38.37 +/- ACRES OFFERED IN THREE TRACTS

**CUSTOM HOME W/ POOL - OUTBUILDINGS - HORSE BARN - PASTURE
ADDITIONAL HOME SITE OPPORTUNITIES - ANDOVER SCHOOLS - HEAVY TIMBER
CLOSE ACCESS WICHITA AND ANDOVER BUSINESSES AND AMENITIES**

**Live w/Online Bidding - Saturday, October 5th @ 9:30am
Held @ 1551 N Waterfront Pkwy, Wichita, KS (Commerce Bank Building)**

JAKE STEVEN, ALC

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ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

R | S RUPP | STEVEN

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GENERAL DETAILS

Tract 1: 19.54 +/- Acres

Tract 2: 18.83 +/- Acres

Tract 3: 38.37 +/- Acres (Entire Property)

Schools: USD 385 Andover Schools

Possession: At closing

Zoning: Rural Residential

Mineral Rights: Seller's interest transfers

2023 Taxes:

- **Tract 1:** General: \$11,014.63
Specials: \$8.38
- **Tract 2:** General: \$67.76
No Special Assessments

Sale Procedure: The property, consisting of approximately 38.37 acres, will be offered in three tracts in numerical order. Tract 1 comprises 19.54 +/- acres, including the house and outbuildings. Tract 2 consists of 18.83 +/- acres, and Tract 3 includes the property in its entirety. 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. Closing will be within 30 days of a fully executed purchase contract. The successful bidder(s) will be required to deposit non-refundable earnest money on the day of the auction, amounting to \$50,000 for Tract 1, \$25,000 for Tract 2, or \$75,000 for Tract 3.

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Tract 1 Details:

Acres: 19.54 +/-

Year Built: 2009

Above Ground Finished SF: 3,657 +/- SF

Basement: 2,437 +/- SF (Finished)

700 +/- SF (Unfinished)

Bedrooms: 6

Bathrooms: 4 full baths, 2 half baths

Garage: Three Car Oversized Attached

Home Highlights:

- Custom Built in 2009
- Stone Veneer w/ Cement Siding
- 4 Fireplaces throughout the home
- 2 woodburning and 2 gas
- Exposed Hardwood Beams
- 1 bed, 1 bath Loft Apartment above the garage
- Beautiful Kitchen & Breakfast Nook
- Large Island
- Gas Range
- French Door Fridge
- Built in Oven/Microwave
- Large Basement for Entertaining
- Wet Bar
- Heated, Chlorine Pool w/ Vinyl Liner & Automatic Cover

Utilities:

- Butler County Rural Water #5
- Propane Tank (Leased by Seller)
- Alternative Sewer System w/ Laterals
- Well for In Ground Irrigation System

Outbuildings:

- Metal Barn: 48'x30'
 - Electricity
 - Sliding Door
 - Concrete Floor
- Horse Barn: 60'x36'
 - 12 Stalls (12'x12')
 - Sliding Doors on each end
 - Electricity

Tract 2 Details:

Acres: 18.83 +/- Acres

Highlights:

- Pasture Areas
- Home Site Opportunity
- Hunting Opportunities
- Timber



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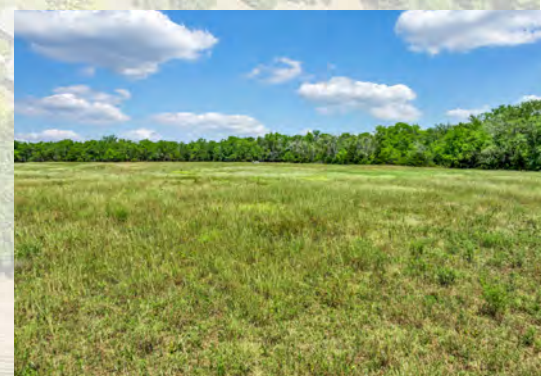
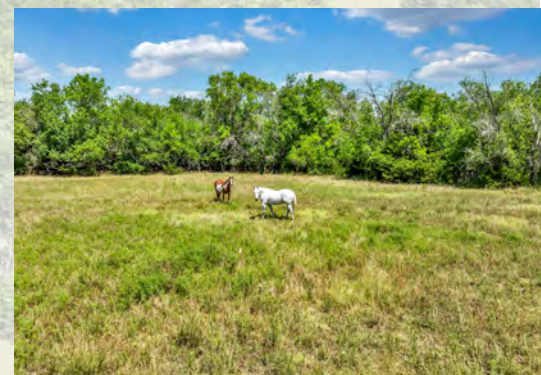
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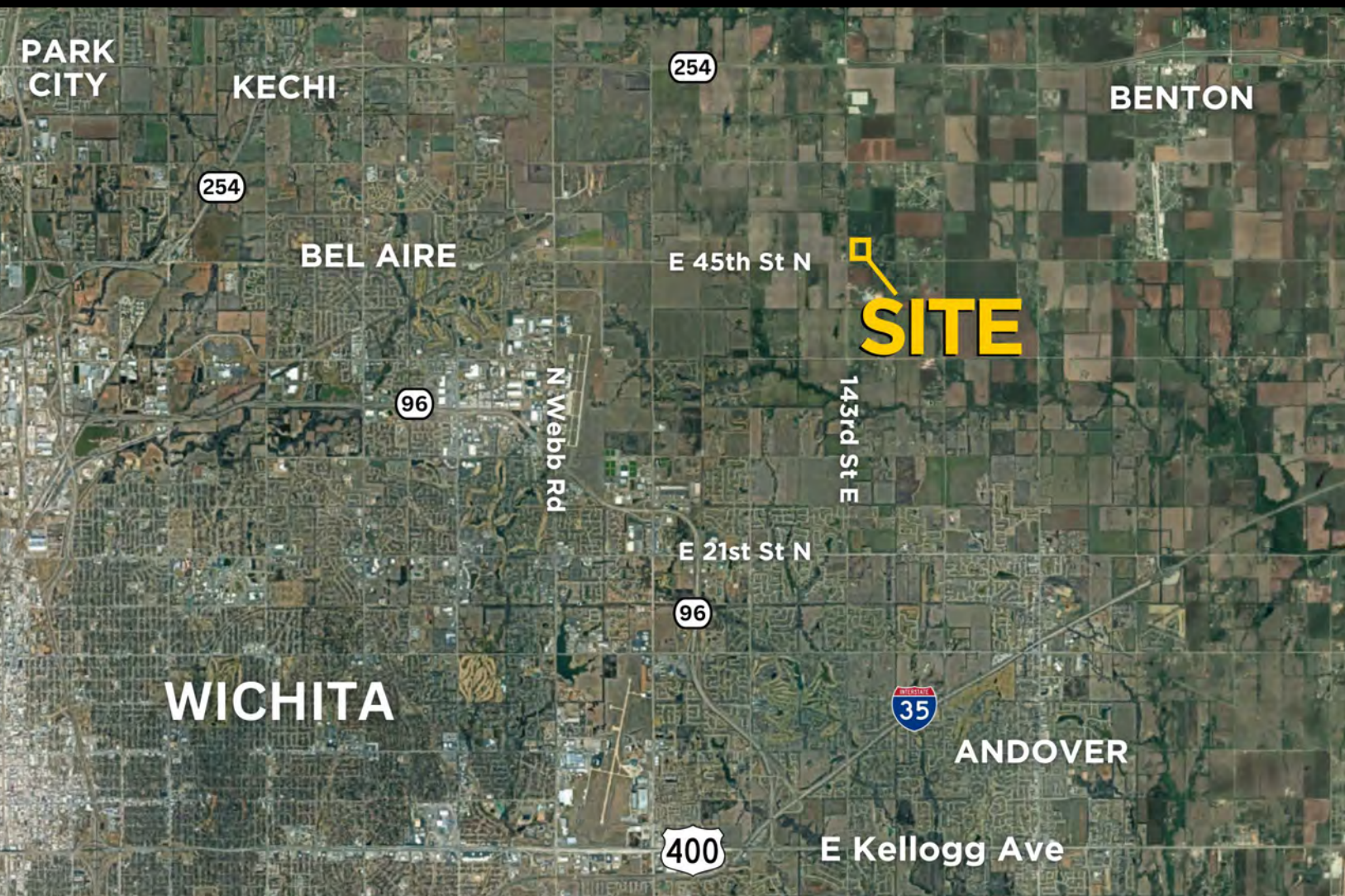
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Register to Bid: www.ReeceNicholsAuction.com

Terms: Online bidders are advised to thoroughly review the terms and details provided on the online bidding site. Any announcements made the day of the auction 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 \$50,000 for Tract 1, \$25,000 for Tract 2, or \$75,000 for Tract 3 as non-refundable 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 will be held with live and online bidding. 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. Sharon Van Horn, listing agent, has ownership in the subject property.

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