

AUCTION

13930 E 39th St
Derby, KS 67037

34.37 ± ACRES

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E 39th St S

PREMIER EQUESTRIAN ESTATE IN SE WICHITA, KS
34.37 ACRES - MULTIPLE STABLES - LIVING QUARTERS
INDOOR & OUTDOOR RIDING ARENAS - FENCED PASTURES

Online Bidding Only - Friday, March 28th @ 1:30pm



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of ReeceNichols Alliance

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GENERAL DETAILS

Total Acreage: 34.37 +/- Acres

2024 Taxes:

- General: \$7,826.29
- Specials: \$10.00

Zoning: Rural Residential

School District: USD 259 – Wichita

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Utilities:

- Two private water wells
- Culligan water softener in the home
- Two lagoons
- All-electric home
- Propane heater for the barn

HOME FEATURES

Bedrooms: 3

Bathrooms: 3 Full

Above-Ground Living Space: 1,512 +/- SF

Basement Space: 1,512 +/- SF
1,385 +/- Finished SF

Garage: Attached two-car

Year Built: 1992

Key Highlights:

- Main-floor master suite
- Convenient main-floor laundry
- Expansive wraparound deck
- In-ground chlorine pool for relaxation



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Workshop (60'x36'):

- 540 +/- SF studio apartment
 - full kitchen
 - washer/dryer hookup
- 45'x36' garage space
 - concrete flooring
 - powered 12'x8' garage door

Hay Barn (60'x40'):

- Open-facing structure
- ideal for equipment and hay storage



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Main Stable (132'x42'):

- Apartment/Office Space (1,008 +/- SF):
 - 2 Bedrooms, 1 Bathroom
 - Fully equipped kitchen
 - electric stove, oven, refrigerator & dishwasher
 - Laundry room for convenience
- 12 Horse Stalls:
 - 11 Stalls: 12'x12'
 - 1 Stall: 12'x24'
 - Remodeled in 2024
- 2 Tack Rooms
- Wash Rack
- Fly Control System
- Concrete Flooring
- Indoor Riding Arena (132'x60')
- Covered breezeway connecting the stable to the indoor riding arena
- Electricity & water throughout the facility

Secondary Stable (60'x42'):

- 8 Horse Stalls: (12'x15')
- Tack Room for storage
- Fly Control System
- Equipped with electricity and water
- Dirt flooring

Storage Barn (61'x24'):

- Includes 2 (12'x12') stalls
- No water or electricity
- Dirt floor

Equestrian Amenities:

- 40' Covered Round Pen for training and exercise
- Six-Horse Automatic Walker to keep horses in top condition
- 5 Fenced Pastures with automatic waterers for ease of care
- 5 Individual Horse Shelters, one in each pasture
- 75'x150' Outdoor Riding Arena for training and events



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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. Closing shall occur on or before Friday, May 30th, 2025. The successful bidder must immediately execute the provided auction purchase agreement and deposit \$50,000.00 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 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.



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