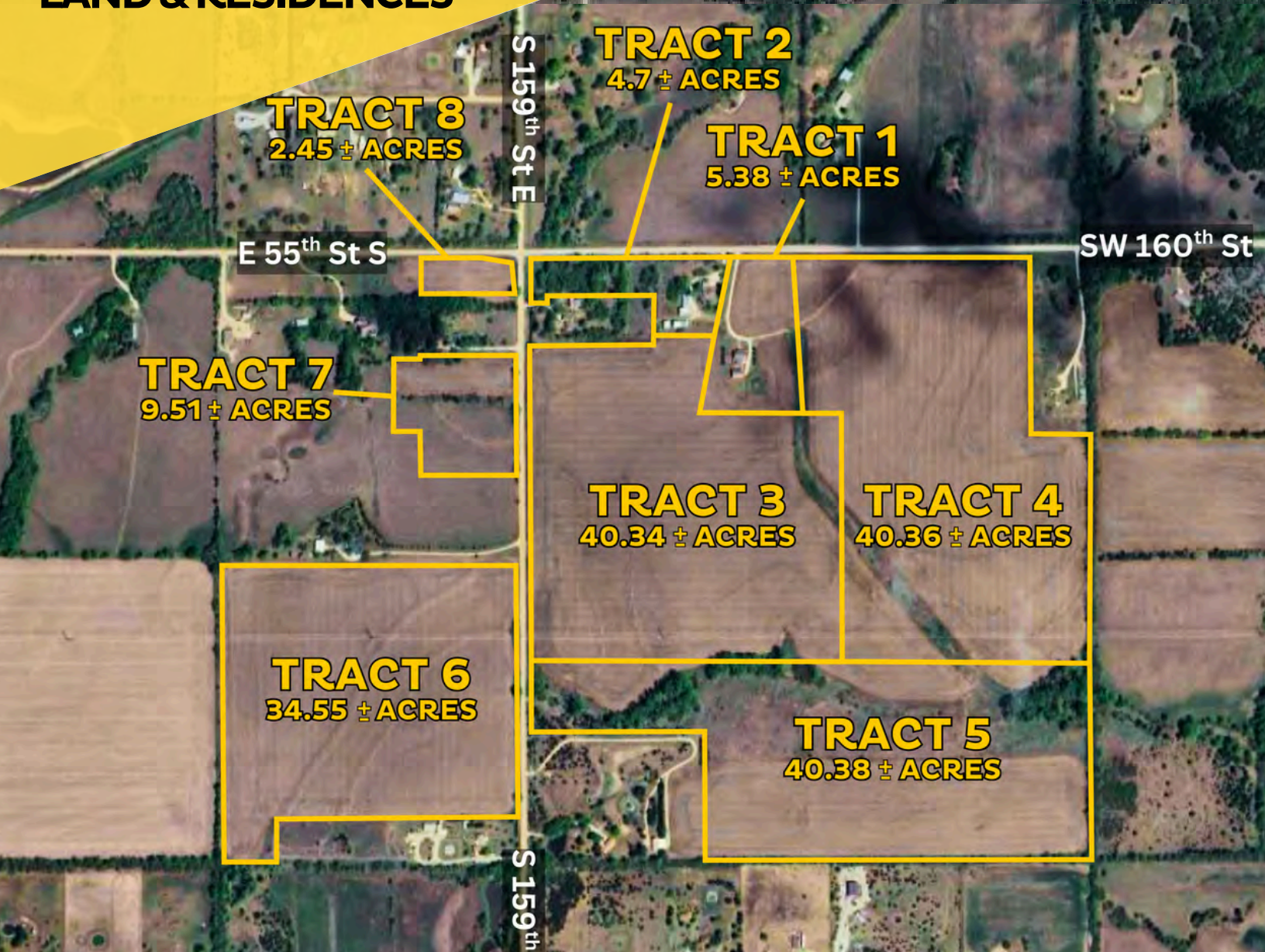


AUCTION

**SEDGWICK & BUTLER COUNTY
LAND & RESIDENCES**



LIVE & ONLINE - SATURDAY, JUNE 7TH @ 9:30AM
1551 N WATERFRONT PKWY, WICHITA, KS 67206



ReeceNichols

SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of ReeceNichols Alliance

RS RUPP|STEVEN

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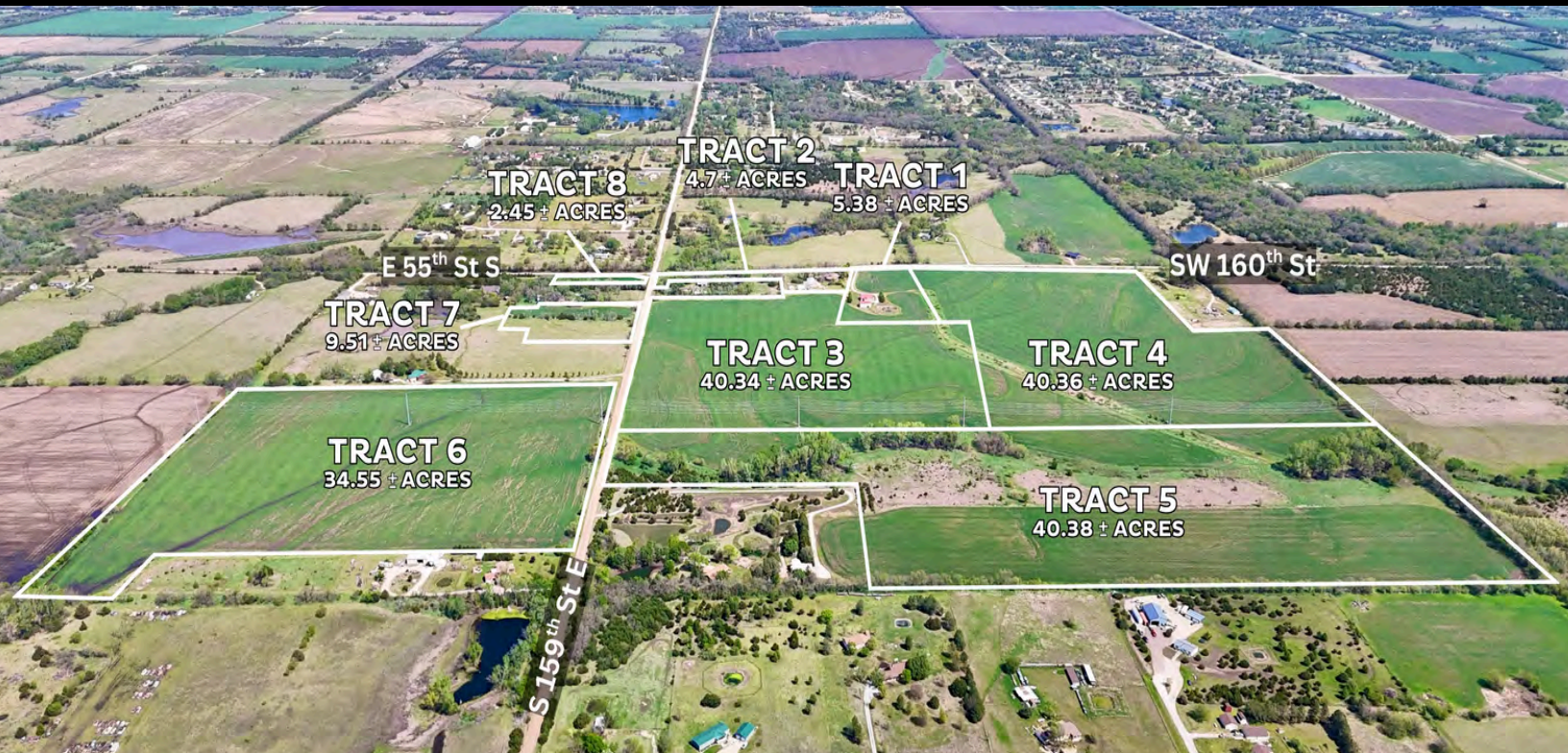
ReeceNichols South Central Kansas

AUCTION

Sedgwick & Butler County, KS

177.67 ACRES - TWO RESIDENCES - OFFERED IN 8 TRACTS
COUNTRY LIVING - RESIDENTIAL BUILD SITES - CROPLAND - HUNTING
FUTURE DEVELOPMENT POTENTIAL - EASY ACCESS TO ROSEHILL & WICHITA, KS

Live w/Online Bidding - Saturday, June 7th @ 9:30am
Held @ 1551 N Waterfront Pkwy, Wichita, KS (Commerce Bank Building)



AUCTION PROCEDURE

- Tracts 1 & 2 will be offered individually, with bidding as a whole (not by the acre). Final bid plus 10% buyer's premium equals the total purchase price.
- Tracts 3, 4 & 5 will be offered by choice, with bidding per acre.
- Tracts 6 & 7 will be offered by choice, also per acre.
- Tract 8 will be offered individually, per acre.

In "by choice" groupings, the high bidder may select one or more tracts. Once selected, a tract will no longer be available for additional bidding. A 10% buyer's premium will be added to all high bids. All tracts are sold subject to seller confirmation. Online bidders must be available by phone during the auction. Closings will occur within 30 days of contract execution. A 10% non-refundable earnest money deposit is due auction day, based on the total purchase price (high bid + buyer's premium).



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GENERAL DETAILS

- **Total Acreage:** 177.67± Acres
- **Location:** Near SW 160th St & County Line Road (S 159th St E)
- **School District:** USD 394 - Rose Hill
- **Mineral Rights:** Seller's interest transfers
- **Possession:**
 - Cropland: After the 2025 wheat harvest
 - Homes & Pasture: At closing
- **Legal Description:** Available upon request
- **Soil Maps & FSA Info:** Contact agent



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AUCTION

Sedgwick & Butler County, KS

TRACT 1 - MOVE-IN READY HOME WITH SHOP

Address: 16807 SW 160th St, Rosehill, KS 67133



TRACT 1 DETAILS

- Acres:** 5.38±
- Main Level:** 1,457± SF
- Basement:** 1,457± SF (1,090± finished)
- Bedrooms:** 4
- Bathrooms:** 4 full
- Year Built:** 2009
- County:** Butler
- Taxes:** TBD (surveyed from larger parcel)
- Utilities:**
 - Private well w/ Well Flo system
 - Owned propane tank
 - Lagoon
- Features:**
 - 46' x 30' (1,380± SF) shop with 10' x 9' overhead door
 - Granite countertops
 - Main floor laundry



**5.38±
ACRES**

SW 160th ST E



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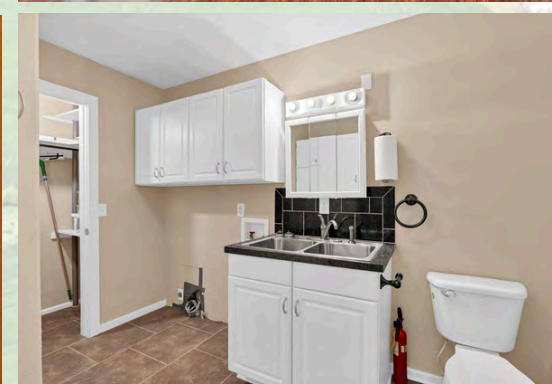
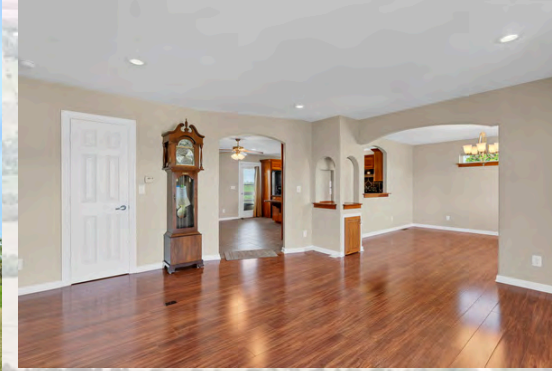
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AUCTION

Sedgwick & Butler County, KS

TRACT 1 - MOVE-IN READY HOME WITH SHOP

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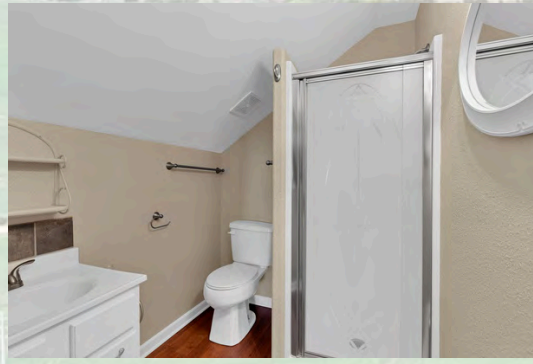
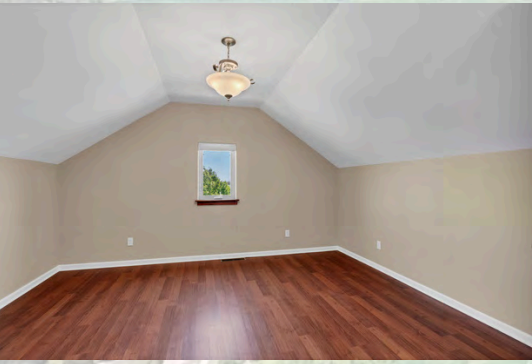
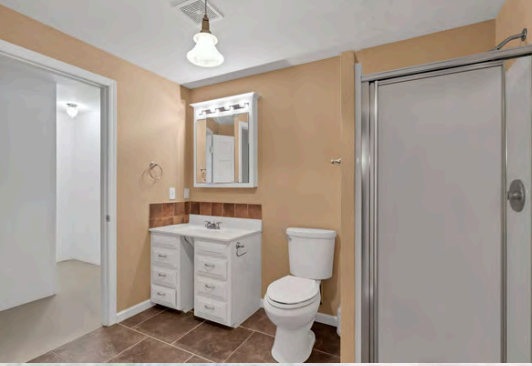
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AUCTION

Sedgwick & Butler County, KS

TRACT 2 - HOME WITH MULTIPLE OUTBUILDINGS

Address: 16807 SW 160th St, Rosehill, KS 67133



Acres: 4.70 ±

Main Level: 2,278 ± SF

Basement: 1,167 ± SF (unfinished)

Bedrooms: 4

Bathrooms: 3 full, 1 half

Year Built: 1972

County: Butler

Utilities:

- Water: To be confirmed (rural or well)
- Owned propane tank
- Lagoon

2024 Taxes: \$4,104.04

Features:

- Wood-burning fireplace
- Unique architecture

Multiple outbuildings:

- 45' x 32' garage (2 overhead doors, 10' x 12')
- 32' x 12' storage building
- 52' x 30' equipment shed
- 32' x 32' equipment shed
- 32' x 28' equipment shed
- 28' x 23' equipment shed



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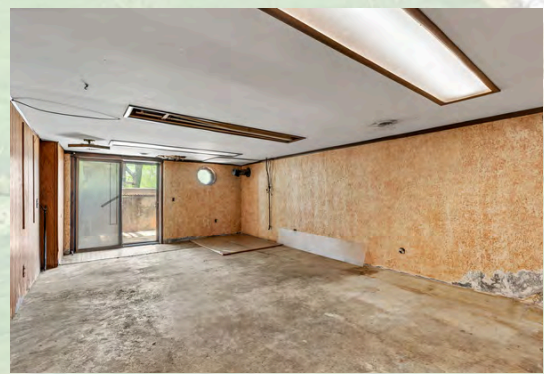
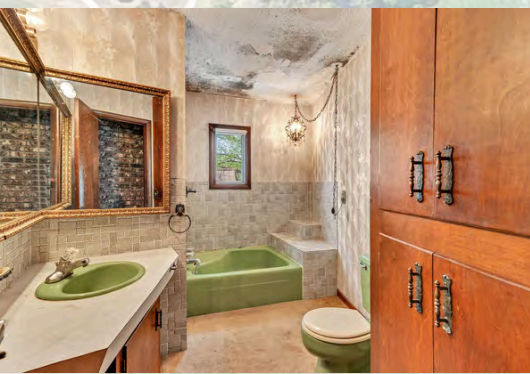
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AUCTION

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TRACTS 3, 4 & 5 - OFFERED BY CHOICE

Tract 3

Cropland / Homesite Potential

- **Acres:** 40.34 ±
- **County:** Butler
- **Taxes:** TBD (surveyed from larger parcel)



Tract 4

Cropland / Investment Land

- **Acres:** 40.36 ±
- **County:** Butler
- **Taxes:** TBD (surveyed from larger parcel)



Tract 5

Tillable Acreage/Potential Build Site

- **Acres:** 40.38 ±
- **County:** Butler
- **Taxes:** TBD (surveyed from larger parcel)





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AUCTION

Sedgwick & Butler County, KS

TRACTS 6 & 7 - OFFERED BY CHOICE

Tract 6 - Productive Sedgwick County Farmland

- **Acres:** 34.55 ±
- **County:** Sedgwick
- **2024 Taxes:** \$60.25



Tract 7 Pasture or Build Site

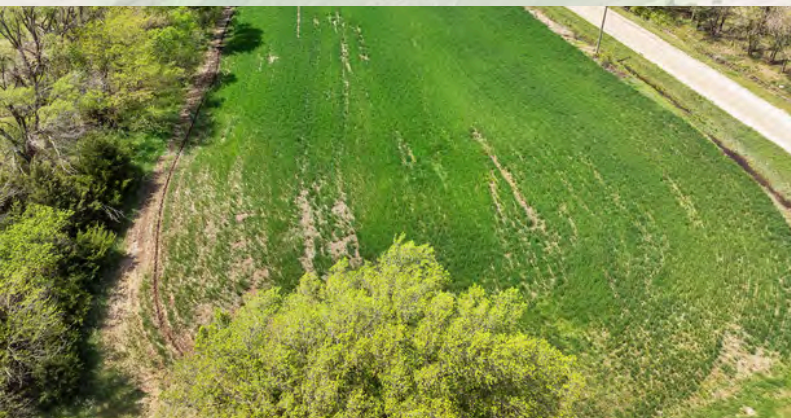
- **Acres:** 9.51 ±
- **County:** Sedgwick
- **2024 Taxes:** \$29.26



TRACT 8 - OFFERED INDIVIDUALLY BY ACRE

Tract 8 - Small Acreage Build Site

- **Acres:** 2.45 ±
- **County:** Sedgwick
- **2024 Taxes:** \$3.11





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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 contract and deposit 10% of the purchase price as earnest money within the specified time outlined in the contract. 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.



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