

ABSOLUTE AUCTION

No Minimum, No Reserve

Address: 12770 SW 15th St, Benton, KS 67017

3 BEDROOM HOUSE & OUTBUILDINGS ON 4.70 ± ACRES

Online Bidding Only - Ends Friday, July 18th @ 11:30am



PROPERTY DETAILS:

Acres: 4.70 ± Acres

Zoning: AG-40

School District: USD #375 - Circle

2024 Property Taxes: \$2,726.18

HOUSE DETAILS:

Total Living Area: 1,248 ± Finished SF

Bedrooms: 3

Bathrooms: 2 full baths

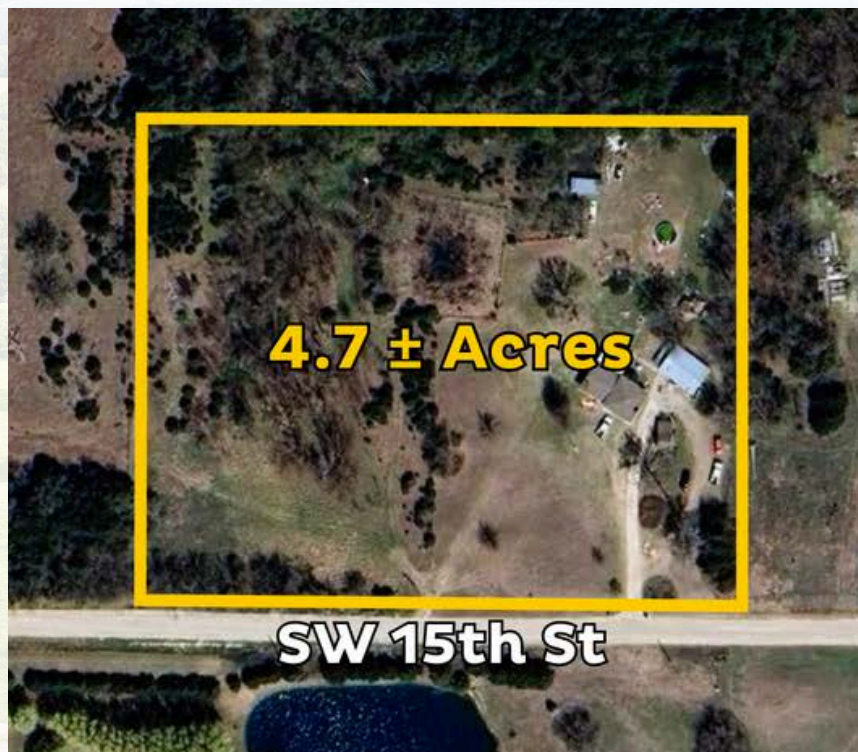
Year Built: 1977

OUTBUILDINGS:

- 24x12 Shed
- 37x24 Detached Garage

UTILITIES:

- Rural water w/ water softener
- Well for irrigation
- All electric inside the house



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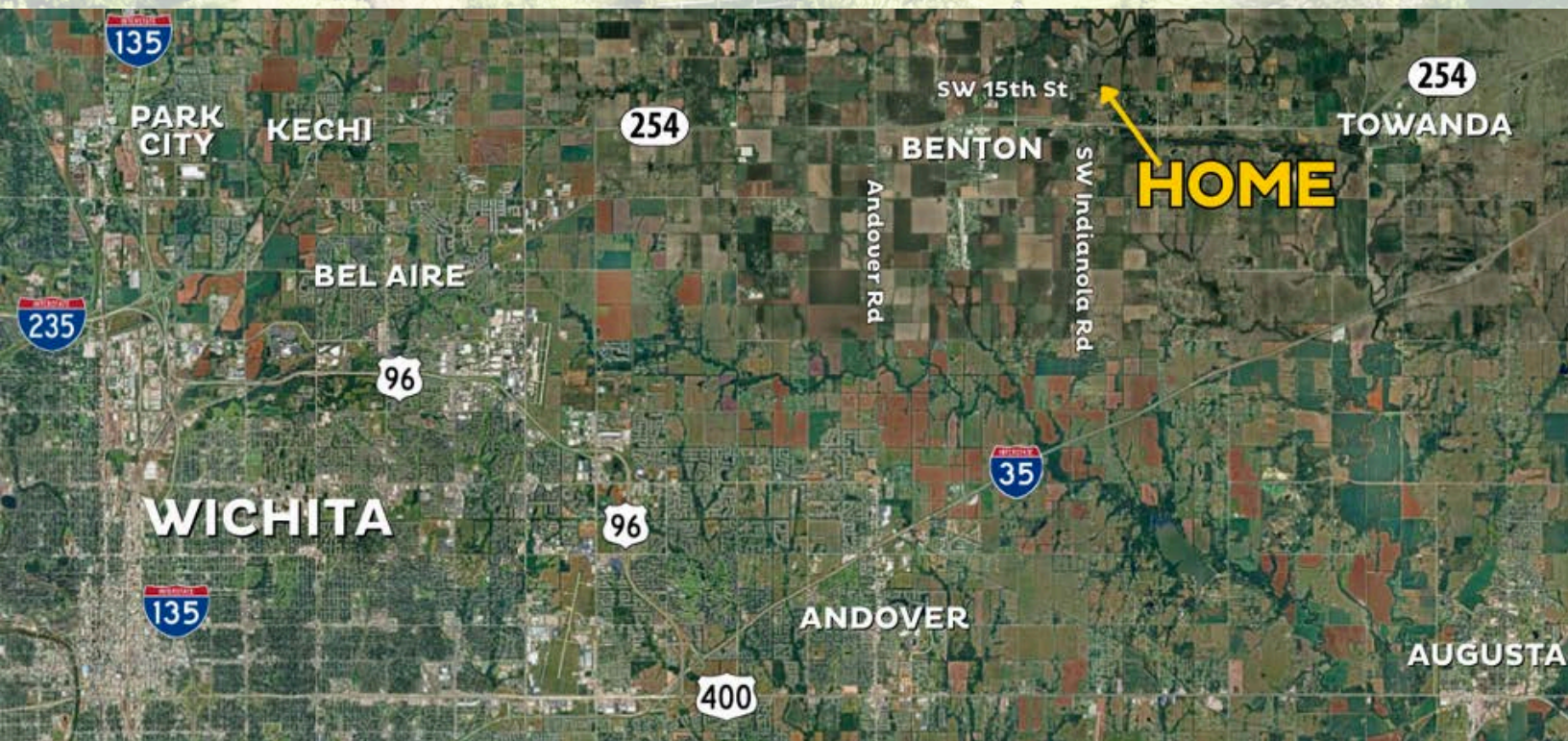
Register to Bid: www.ReeceNicholsAuction.com



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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. The sale is absolute with no minimum and no reserve 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 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.