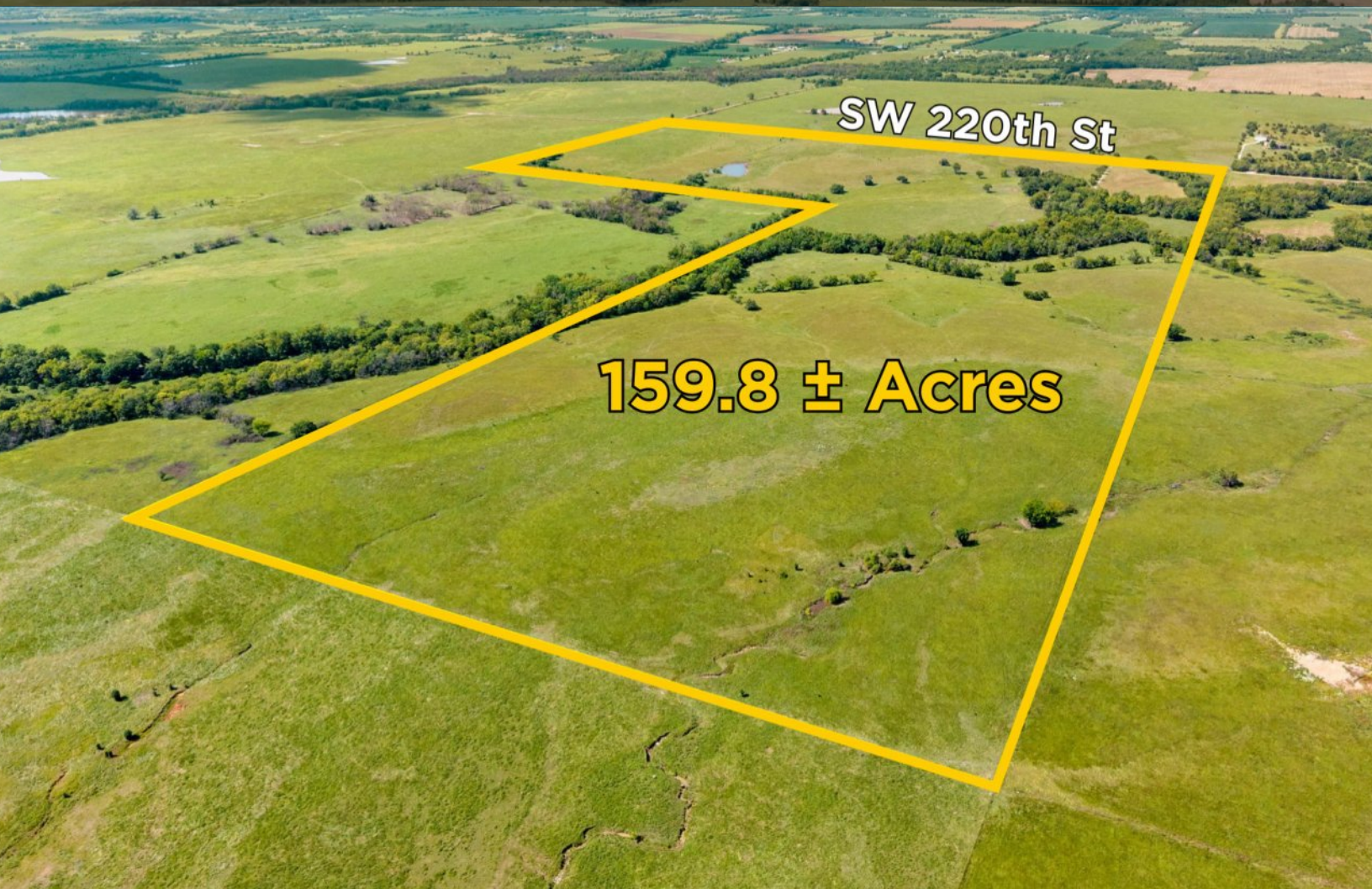


AUCTION

2591 SW 220th St, Douglass, KS 67039

Online Bidding Only – Ends Friday, October 10th @ 12:30pm



159.8± ACRES | CREEK | TIMBER | POND
2-BEDROOM CABIN | PRIME HUNTING AND PASTURE

Register to Bid: www.ReeceNicholsAuction.com



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GENERAL DETAILS

Total Acres: 159.8 ± Acres

2024 Property Taxes: \$1,930.42

Mineral & Water Rights: Sellers interest transfers

Possession: Subject to current tenant's rights

CABIN DETAILS:

- Total SF: 864 ± SF
- Bedrooms: 2
- Baths: 1
- Year Built: 1950
- All appliances and furnishings to remain with property
- Please note: The deck may be unstable - use caution when viewing

UTILITIES

- Well water for cattle
- Rural water for house
- Seller owned propane tank
- Septic system (recently checked)
- Central HVAC
- Tankless water heater

OUTBUILDINGS AND IMPROVEMENTS:

- Storm Shelter
- Secondary Cabin/Storage Room - Partially finished; potential for storage or conversion to small living space
- Partially Covered Equipment Storage
- Gazebo Area
- Fencing: Separates pasture from homesite

PROPERTY HIGHLIGHTS

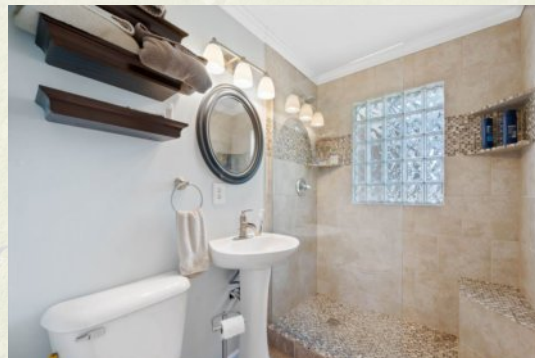
- Healthy Native Grass Pasture with Heavy Timber
- Spring-Fed Creek – Chigger Creek runs through property and directly behind home, offering a scenic, quiet setting with natural water sounds
- Nice Pond – Great for livestock and wildlife
- Excellent Hunting – Area well-known for trophy whitetail deer and turkey
- Gravel Driveway – just ½ mile off blacktop
- Secluded Setting

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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 contract and deposit \$50,000.00 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.



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