

AUCTION

11682 NW 160th St, Newton, KS 67114

Online Bidding Only – Ends Friday, November 7th @ 11:00am



**89.90 ± ACRES – PARTIALLY COMPLETED CUSTOM HOME & SHOP
CREEK – POND – CROPLAND – NATIVE GRASS – NEAR NEWTON & WICHITA**

Register to Bid: www.ReeceNicholsAuction.com



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

JAKE STEVEN, ALC
316.708.5960
jake@reecenichols.com

JOHN RUPP, ALC
316.250.5198
johnrupp@reecenichols.com

R|S RUPP|STEVEN
ReeceNichols South Central Kansas

REESE BAYLIFF
316.258.6062
rbayliff@reecenichols.com

THE CARNAHAN GROUP

CINDY CARNAHAN
316.393.3034
cindyc@thecarnahangroup.com

Online Bidding Only – Ends Friday, November 7th @ 11:00am

**89.90 ± ACRES – PARTIALLY COMPLETED CUSTOM HOME & SHOP
CREEK – POND – CROPLAND – NATIVE GRASS – NEAR NEWTON & WICHITA**

Register to Bid: www.ReeceNicholsAuction.com

GENERAL DETAILS:

Total Acres: 89.90 ± Acres

2024 Property Taxes: \$8,935.64

Mineral & Water Rights: Sellers interest transfers

Possession: Possession of the property will be granted at closing, subject to the existing farm tenant's rights. The cropland is currently under a verbal cash rent lease.

Utilities:

- Electricity needs to be brought from the road.
- Buyer will need to establish water (well or county), and lagoon/septic system.
- Propane setup not yet in place.

MAIN RESIDENCE (PARTIALLY COMPLETED)

Total Size: 6,419 ± sq. ft. above grade

- 4,500 ± sq. ft. main floor
- 1,900 ± sq. ft. second floor.

Bedrooms: 3 bedrooms

Baths: 3 full, 2 half

Garage: 845 ± sq. ft.

Style: 1 ½ story on crawl space.

Construction started in 2023 and is unfinished.

Current Status:

- Exterior mostly complete.
- Sheet rock installed; flooring in place in some areas.
- Cabinets may be on site and partially installed.
- Tile and bath fixtures may be on site but not installed.
- Paint, trim, carpet/flooring, stairway, and finish work remain.

Estimated Completion Costs: Approximately \$730,000.00, depending on buyer preferences.

SHED / BARN (UNFINISHED)

Size: 5,400 ± sq. ft.

Arena: 45' x 60' (2,700 ± sq. ft.).

Stalls & Tack Room: 4 horse stalls plus storage (2,700 ± sq. ft.).

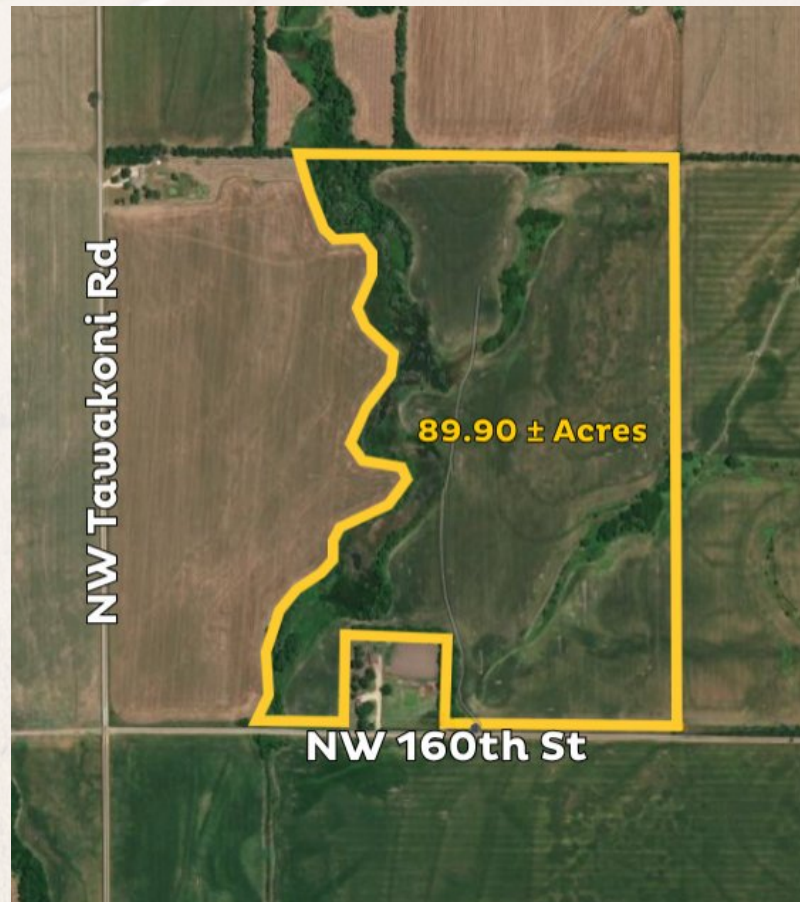
Status: Framed but unfinished; windows and doors not yet installed.

LAND BREAKDOWN

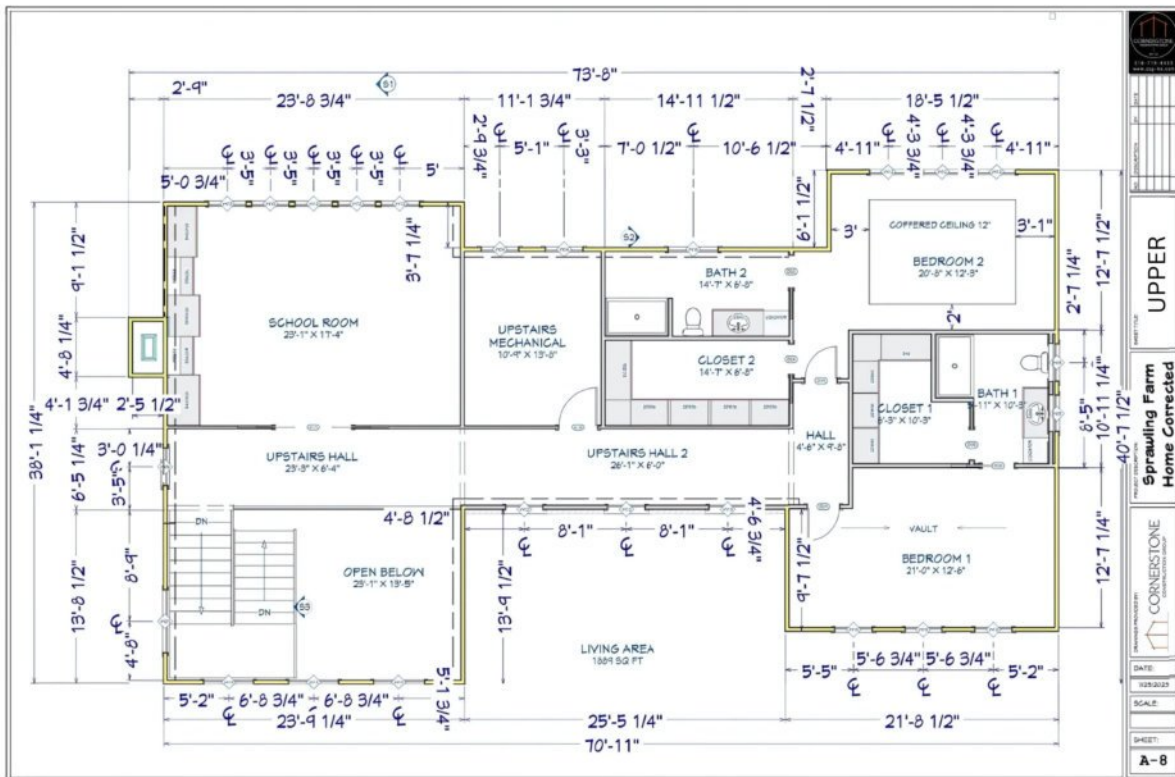
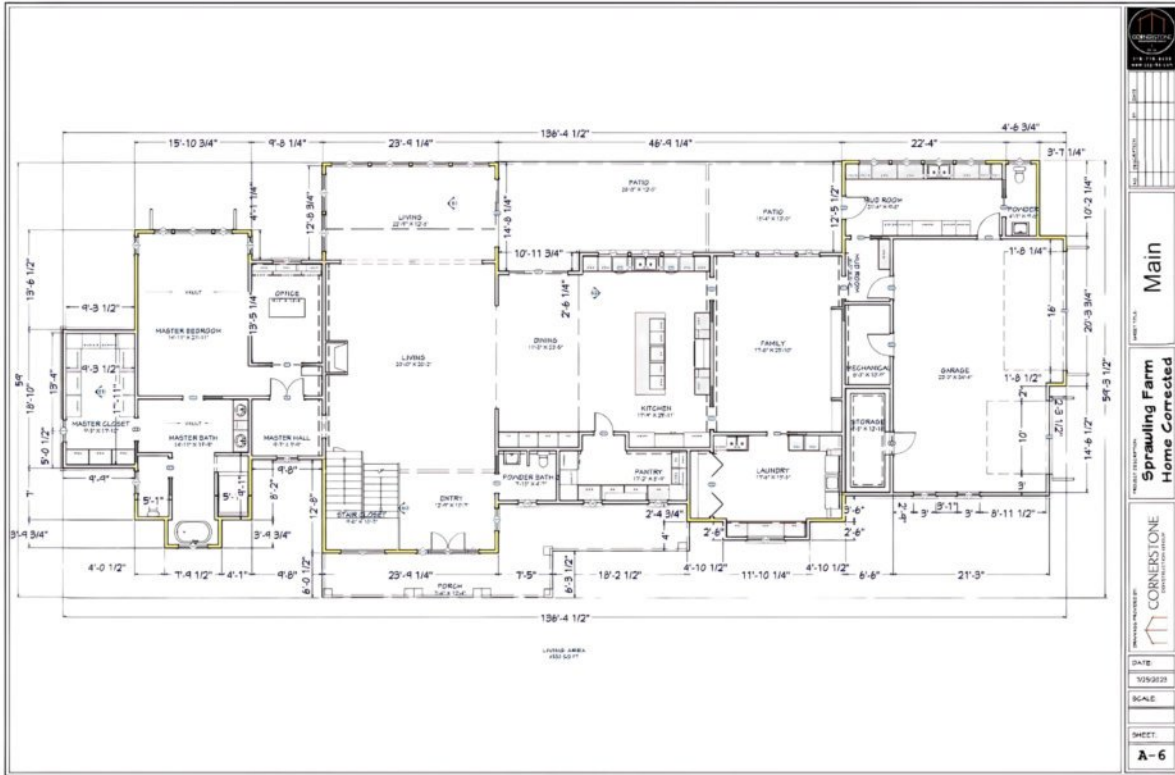
Dry Cropland: 57.60 ± acres (currently planted to corn; subject to verbal cash rent lease).

Native Grass: 21.70 ± acres with creek.

Zoning: Agriculture



Online Bidding Only – Ends Friday, November 7th @ 11:00am









Online Bidding Only – Ends Friday, November 7th @ 11:00am

**89.90 ± ACRES – PARTIALLY COMPLETED CUSTOM HOME & SHOP
CREEK – POND – CROPLAND – NATIVE GRASS – NEAR NEWTON & WICHITA**

Register to Bid: www.ReeceNicholsAuction.com



CONSTRUCTION TIMELINE

- Construction began in 2023.
- Work stopped several months ago.
- Inspections for framing, plumbing, and electrical were reportedly completed.
- Buyer will assume all building permits moving forward.

DISCLAIMERS

- All acreages, square footage, and measurements are approximate and are deemed reliable but not guaranteed.
- Fixtures, materials, and equipment may be present on-site but are not guaranteed to remain.
- Property is sold in “as-is, where-is” condition, with no warranties expressed or implied.
- Buyers are solely responsible for conducting their own due diligence regarding the property, condition of improvements, and the work required to complete or finish improvements.
- Any liens on the property, if any, will be satisfied by the Seller at closing to convey clear title.
- Buyer is responsible for all costs associated with completion, permits, inspections, and finishing of the property.
- The sale and closing is subject to court approval.



RUPP|STEVEN

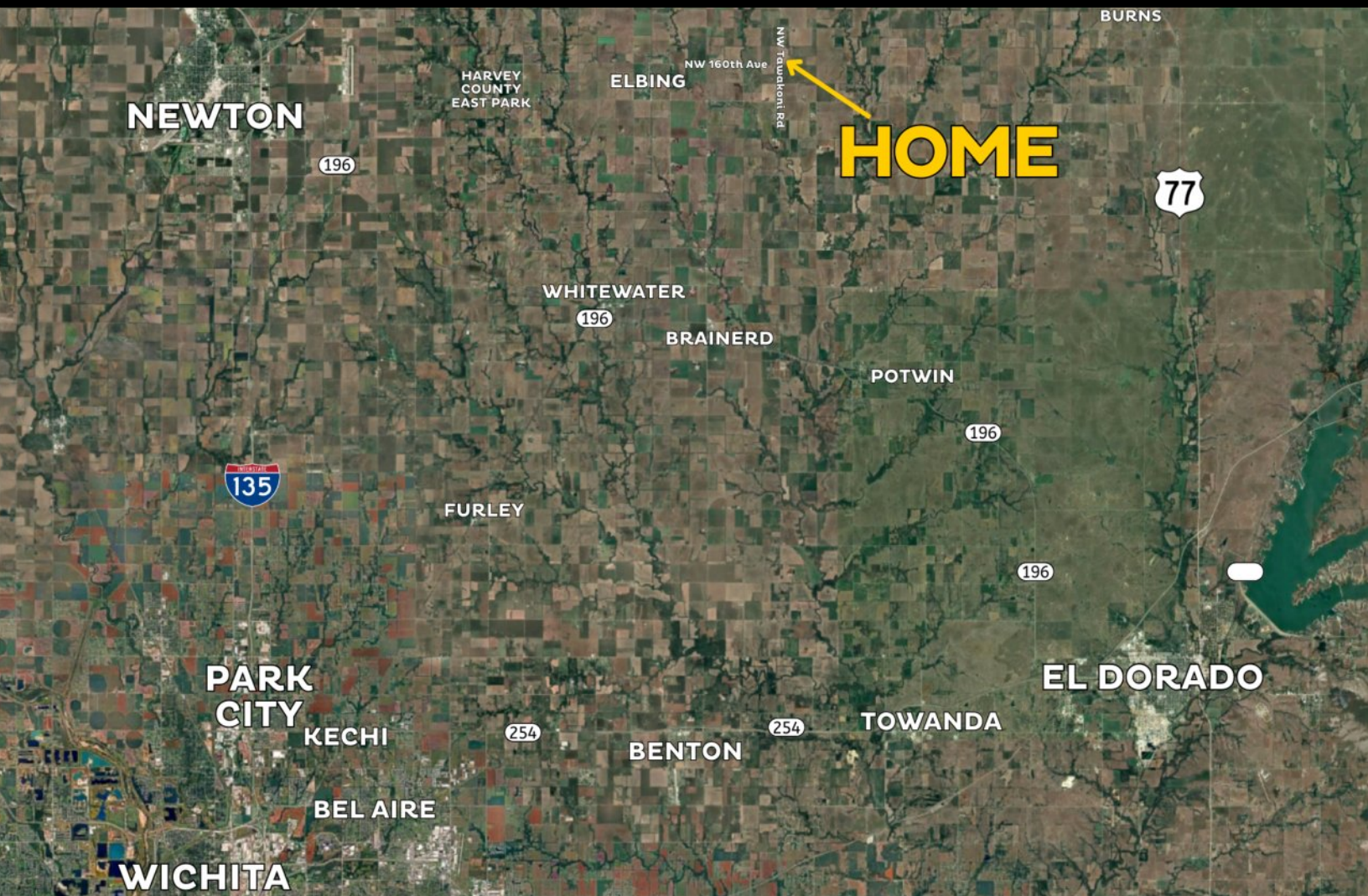
ReeceNichols South Central Kansas

AUCTION

11682 NW 160th St, Newton, KS 67114

Online Bidding Only – Ends Friday, November 7th @ 11:00am

**89.90 ± ACRES – PARTIALLY COMPLETED CUSTOM HOME & SHOP
CREEK – POND – CROPLAND – NATIVE GRASS – NEAR NEWTON & WICHITA**



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. Sale is subject to court approval. 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.



ReeceNichols

SOUTH CENTRAL KANSAS

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

JAKE STEVEN, ALC

316.708.5960

jake@reecenichols.com

JOHN RUPP, ALC

316.250.5198

johnrupp@reecenichols.com

REESE BAYLIFF

316.258.6062

rbayliff@reecenichols.com

CINDY CARNAHAN

316.393.3034

CindyC@thecarnahangroup.com