

Location: SW/c of E 53rd St N & N Hydraulic Ave, Park City, KS

97.05 ± ACRES OFFERED IN 4 INDIVIDUAL TRACTS

DEVELOPMENT POTENTIAL - BLACKTOP FRONTAGE - POND - MULTIPLE HOMES/ESTATE

Online Bidding Only - Friday, November 21st @ 12:00pm



SALE PROCEDURE

A total of 97.05 ± acres will be offered in four (4) separate tracts, with Tracts 1 through 3 representing individual parcels and Tract 4 representing the property offered in its entirety. Bidding will be conducted exclusively online in numerical order. Tract 1 will close first at 12:00 PM, followed by Tracts 2, 3, and 4 in sequence. A ten (10) minute recess will occur between the close of one tract and the start of bidding on the next. Tract 4 will be offered only after bidding on Tracts 1 through 3 has concluded and will represent the opportunity to purchase the entire property as a whole. All bidding will be conducted on a per-acre basis. To calculate your total purchase price, take your per-acre bid amount, add the 10% buyer's premium, and then multiply that total by the number of acres purchased. The auction is subject to seller confirmation, and the seller reserves the right to accept or reject any and all bids. Upon conclusion of the auction, all high bids will be presented to the seller for final approval. A non-refundable earnest money deposit equal to ten percent (10%) of the purchase price will be required from the successful bidder at the signing of the Purchase Contract. Closing shall occur within forty-five (45) days from the execution date of the contract. If the property sells in its entirety (Tract 4), no survey will be required or performed. If any of the tracts sell individually (Tracts 1-3), the seller, at the seller's sole cost and expense, shall provide a boundary survey to establish the final legal descriptions and exact acreages prior to closing. In that case, the final total purchase price will be adjusted according to the surveyed gross acres noted in the seller-provided survey prior to closing.

Register to Bid Online: www.ReeceNicholsAuction.com



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

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TRACT 1 – South of East 53rd St N. & N. Deere Rd, Park City, KS
Online Bidding Only – Friday, November 21st @ 12:00pm



TRACT 1 DETAILS

Location: South of East 53rd St N. & N. Deere Rd.

Acreage: 25.00 ± Acres

Zoning: Single Family

2024 Taxes: TBD

HIGHLIGHTS:

- I-135 frontage
- Access off N. Deere Rd.
- Highly desirable development ground
- Great future development potential

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TRACT 2 – SW/c of E 53rd St N & N Hydraulic Ave
Online Bidding Only – Friday, November 21st @ 12:00pm



GENERAL DETAILS

Location: 5301 N Hydraulic, Park City, KS

Acreage: 37.56 ± Acres

Zoning: Single Family & Limited Commercial

2024 Taxes:

- General - \$11,021.78
- Specials - \$15.00

Note: Floor plans of homes and buildings are available upon request.

PROPERTY FEATURES:

- Blacktop Frontage
- Main Residence
- 4 Car Detached Garage
- Scenic pond
- Boat House
- Golf Simulator Building
- Office/Storage Building
- Many Additional Buildings

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TRACT 2 – SW/c of E 53rd St N & N Hydraulic Ave

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MAIN RESIDENCE (5301 N Hydraulic)

Finished SF: 5416 ± SF

- Above ground: 4,913 ± SF
- Basement: 503 ± SF

Bedrooms: 5

Bathrooms: 3 Full

Year Built: 1955

UTILITIES:

- Private water well
- Septic system
- Two owned propane tanks
- Every electric

DETACHED GARAGE (West of Main House)

- Approx. 43' x 22'
- Four single overhead doors
- Concrete floors and electric service

HIGHLIGHTS

- Laundry located on the main floor
- Gas fireplace upstairs
- Combination basement and crawlspace foundation
- Two owned propane tanks
- Concrete indoor chlorine pool with heater and automatic system cover
- Hot tub and spa area (condition unknown)
- Serviced by private water well and septic system
- Two water wells located on the property



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ADDITIONAL BUILDINGS

GOLF SIMULATOR BUILDING

- Located Northwest of the detached garage
- Designed for indoor golf simulation and recreation use

DETACHED OFFICE / STORAGE BUILDING

- Located west of the detached garage
- Suitable for office or general storage purposes

BARN / HORSE BARN & STORAGE SHED

- Located west of the office/storage building
- Three overhead doors (10' x 12')
- Concrete floors and electric service
- Includes tack room and one horse stall
- Central HVAC system installed
- Suitable for horse use or general storage

EQUIPMENT / STORAGE GARAGE

- Located southwest of the horse barn
- Newer construction
- Four overhead doors (12' x 8')
- Concrete floors and electric service

OPEN HORSE SHELTERS

- Two open loafing sheds north and northwest of the horse barn/equipment garage
- Designed for horse or livestock shelter

BOAT HOUSE

- Located adjacent to the pond
- Concrete floors
- Ideal for storing boats, fishing gear, or pond maintenance equipment

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4 CAR GARAGE



HORSE BARN



HORSE BARN



OFFICE BUILDING



OFFICE BUILDING



OFFICE BUILDING

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1511 E. 53RD ST (NORTH HOUSE)

Finished SF: 1,585 ± SF above ground

- Crawl space & detached garage

Bedrooms: 3

Bathrooms: 1 Full

Year Built: 1920

Utilities:

- Private water well
- Septic system
- Every electric



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TRACT 3 - 5109 N Hydraulic, Park City, Kansas



GENERAL DETAILS

Acreage: 34.49 ± Acres

Zoning: Single Family

2024 Taxes: TBD

Features:

- 3 Bedroom Home
- Outbuildings
- Blacktop Road Access



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TRACT 3 - 5109 N Hydraulic, Park City, Kansas

HOME DETAILS (5109 N HYDRAULIC)

Main Floor SF: 1,964 ± SF above ground

Basement: 839 ± SF partially finished

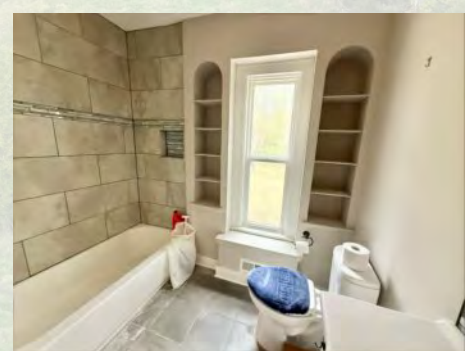
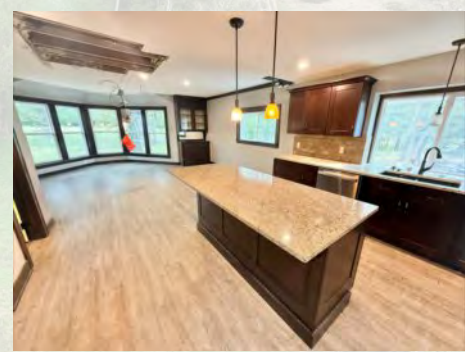
Bedrooms: 3

Bathrooms: 2 Full, 1 Half

Garage: 2-car detached

Utilities:

- City of Wichita water
- Septic System
- Every electric



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TRACT 4 – Tracts 1, 2 & 3 Combined



Acreage: 97.05 ± Acres

Zoning: Single Family & Limited Commercial

2024 Taxes:

- General: \$14,670.29
- Specials: \$25.00



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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 45 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 and per the terms of the sale procedure. 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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