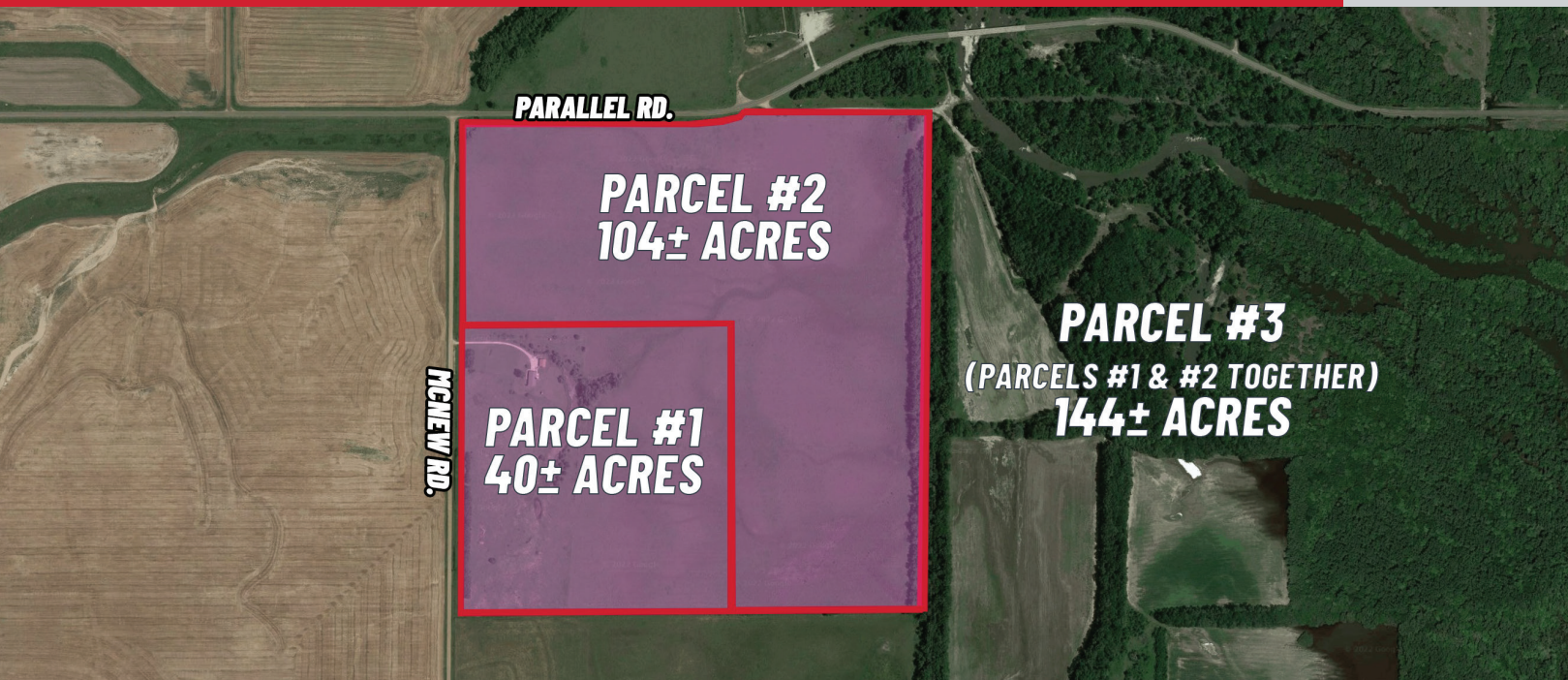


PRETTY PRAIRIE, KS MULTI-PARCEL AUCTION

ONLINE ONLY Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

BIDDING ENDS TUESDAY, SEPTEMBER 6, 2022 STARTING AT 1:00 PM CST



PARCELS OFFERED SEPARATE AND TOGETHER

WEIGAND ONLINE ONLY AUCTION

PARCEL #1: HOME WITH 40± ACRES Bidding Ends at 1:00 PM CST

PARCEL #2: 104± ACRES Bidding Ends at 2:00 PM CST

PARCEL #3: HOMES WITH 144± ACRES Bidding Ends at 3:00 PM CST



For more information, please visit our website at [WeigandAuctions.com](https://www.WeigandAuctions.com) or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at the close of the auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

PRETTY PRAIRIE, KS MULTI-PARCEL AUCTION

ONLINE ONLY Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

Bidding Ends Tuesday, September 6, 2022 @ 1:00 PM CST



HOME WITH 40± ACRES 20318 S McNew Rd., Pretty Prairie, KS

SITE SIZE
40± ACRES

HOUSE SIZE
2,670 SF

BEDROOMS
5

BATHS
3

YEAR BUILT
2004

PROPERTY HIGHLIGHT

Own a little piece of heaven where you can enjoy the most beautiful Kansas sunsets from your large covered porch, just a few minutes from Hutchinson or Wichita. Home offers large bedrooms, an open floorplan, wood-burning fireplace for chilly winter nights, family room with dry bar in the basement and is already wired for a generator. In the 30 x 40 shop with 3 overhead doors, 6-inch concrete floor and wired for 220v you'll have plenty of room for all your toys.

DIRECTIONS

1 mile east on West Parallel Road from Highway 17. Then south quarter mile on South McNew Road.



For more information, please visit our website at [WeigandAuctions.com](https://www.WeigandAuctions.com) or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at the close of the auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

PRETTY PRAIRIE, KS MULTI-PARCEL AUCTION

ONLINE ONLY Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

Bidding Ends Tuesday, September 6, 2022 @ 2:00 PM CST



PARCEL #2

**PARCEL #2
104± ACRES**

104± ACRES OF PASTURE AND RECREATIONAL LAND

PROPERTY HIGHLIGHTS

Don't miss the opportunity to bid on 104 acres of beautiful rolling Kansas pasture with outstanding recreational potential. This unique acreage backs up to the Cheney Wildlife Area. Whitetail deer and wildlife frequent the property making this tract of land a sportsman's dream come true! Located in the Kansas Whitetail unit 15, many big bucks have been taken by current and past owners. Invest in land that you enjoy today or come build your dream home in a secluded quiet country setting, but still located within a comfortable drive of Wichita and other surrounding towns.

DIRECTIONS

1 mile east on West Parallel Road from Highway 17. Then south quarter mile on South McNew Road.

 10 Miles	 14 Miles	 68 Miles
Wichita 47 Miles	Kansas City 236 Miles	



For more information, please visit our website at [WeigandAuctions.com](https://www.WeigandAuctions.com) or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



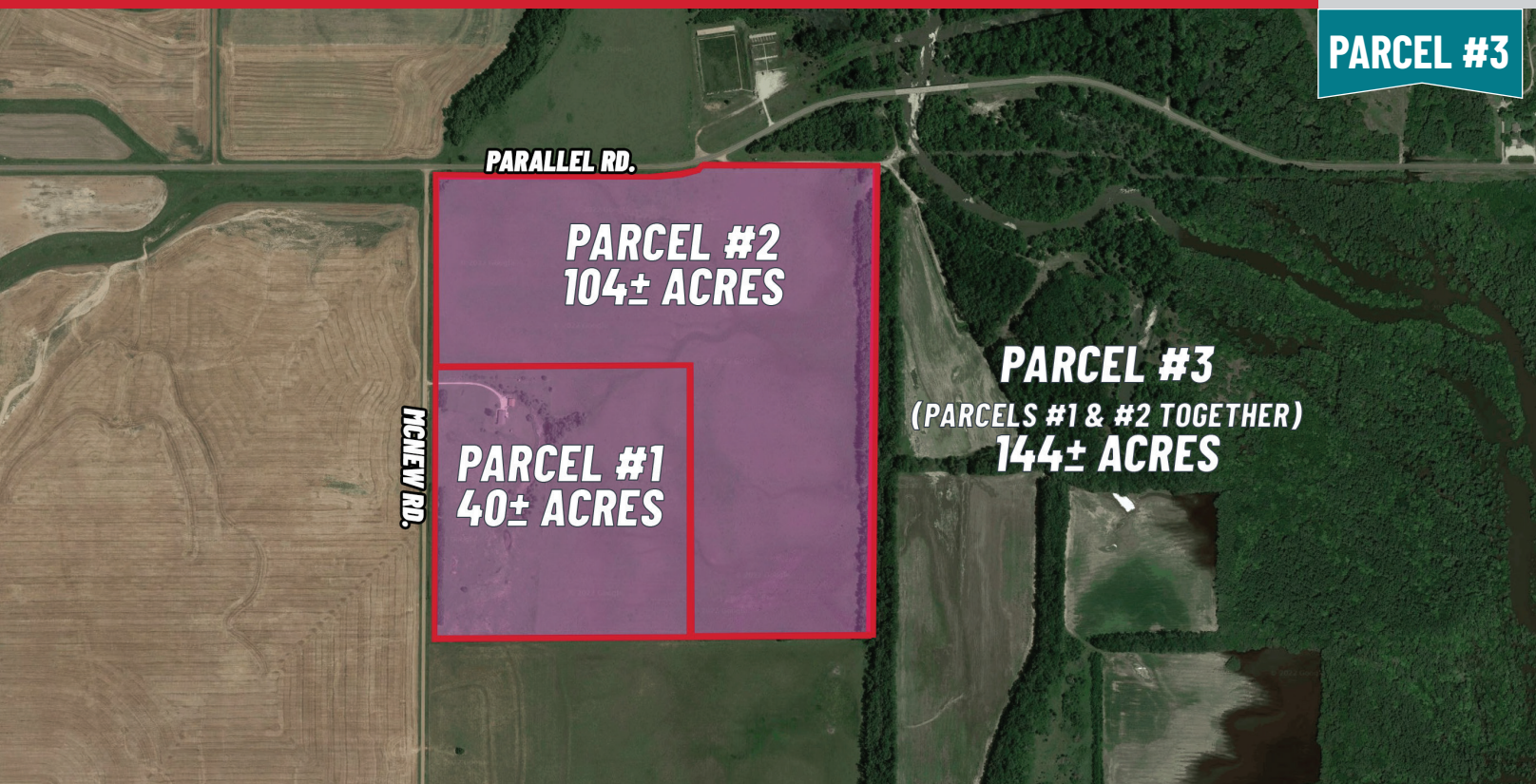
Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at the close of the auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

PRETTY PRAIRIE, KS MULTI-PARCEL AUCTION

ONLINE ONLY Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

Bidding Ends Tuesday, September 6, 2022 @ 3:00 PM CST



HOME WITH 144± ACRES 20318 S McNew Rd., Pretty Prairie, KS

SITE SIZE
144± ACRES

HOUSE SIZE
2,670 SF

BEDROOMS
5

BATHS
3

YEAR BUILT
2004

2021 TAXES
TOTAL: \$5,243.58

PROPERTY HIGHLIGHTS

This property is a hunter's dream! 5 bedroom, 3 bath, brick home on 144 acres of pasture land that backs up to the Cheney Wildlife Area. This home has private access to the public hunting ground, a pond with fish for the small fishermen and access to Sand Creek Rd where you can fish from the creek. Located in the Kansas Whitetail unit 15, many big bucks have been taken by current and past owners. Fishing, camping and shooting range all within walking distance of this property. Own a little piece of heaven where you can enjoy the most beautiful Kansas sunsets from your large covered porch, just a few minutes from Hutchinson or Wichita.

DIRECTIONS

1 mile east on West Parallel Road from Highway 17. Then south quarter mile on South McNew Road.



10 Miles



14 Miles



68 Miles

Wichita
47 Miles

Kansas City
236 Miles



*BOUNDARY LINES ARE ESTIMATED

For more information, please visit our website at [WeigandAuctions.com](https://www.WeigandAuctions.com) or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



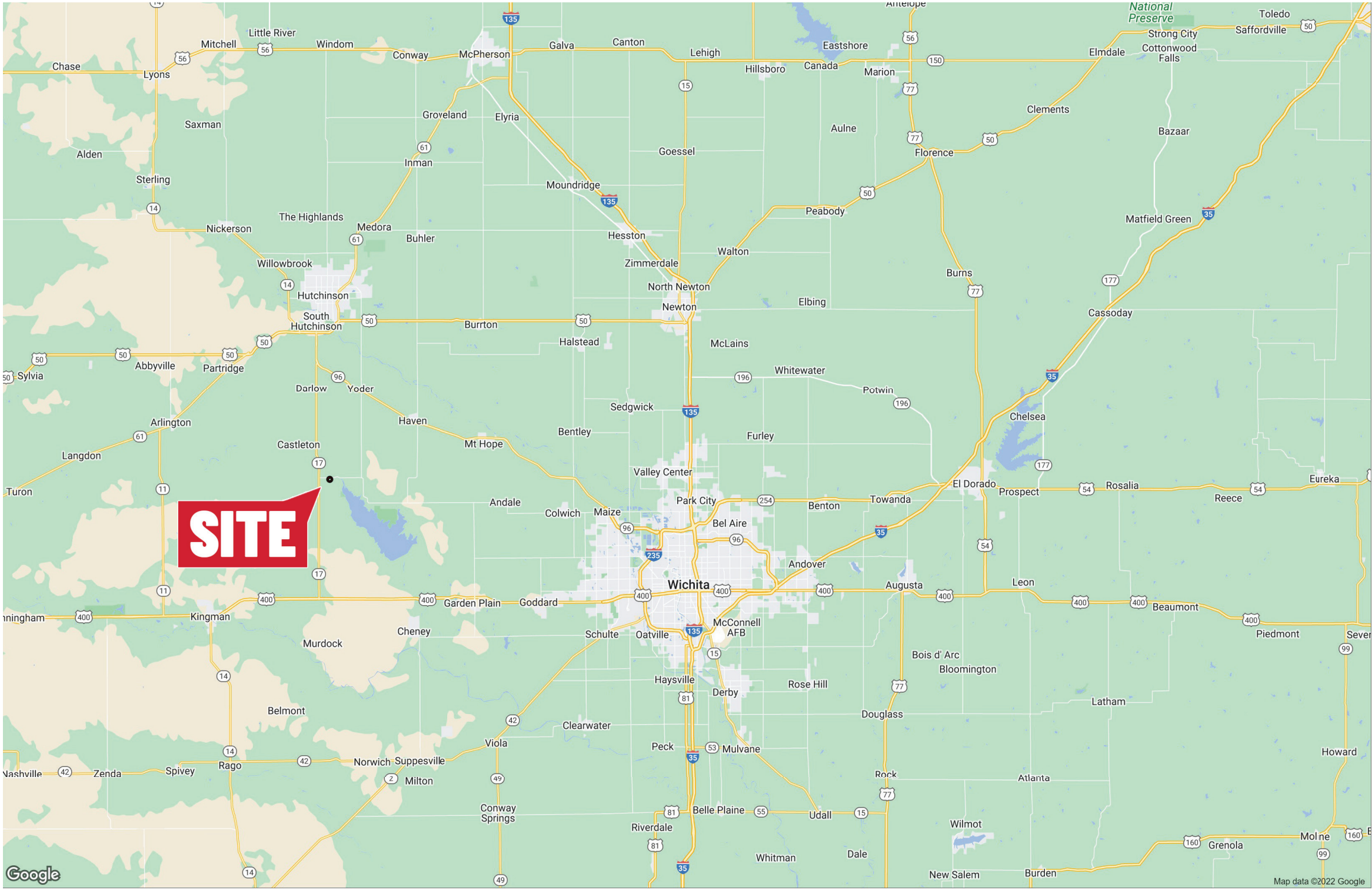
Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at the close of the auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

PRETTY PRAIRIE, KS MULTI-PARCEL AUCTION

ONLINE ONLY Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)

BIDDING ENDS TUESDAY, SEPTEMBER 6, 2022 STARTING AT 1:00 PM CST



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidders must provide a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at the close of the auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any application Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.