

WEIGAND ABSOLUTE AUCTION

22617 W. Mills Ave., Plevna, KS

ONLINE ONLY Bidding Ends Thurs. October 20, 2022 @ 2 PM CT

Register & Bid online at WeigandAuctions.com



SITE SIZE
173.17 ACRES

CABIN
788 SF

ZONING
AGRICULTURAL

TAXES
GENERALS: \$1,859.70

IRRIGATION WELL
200 GAL/MIN
15 ACRE FEET ON 10.7 ACRES

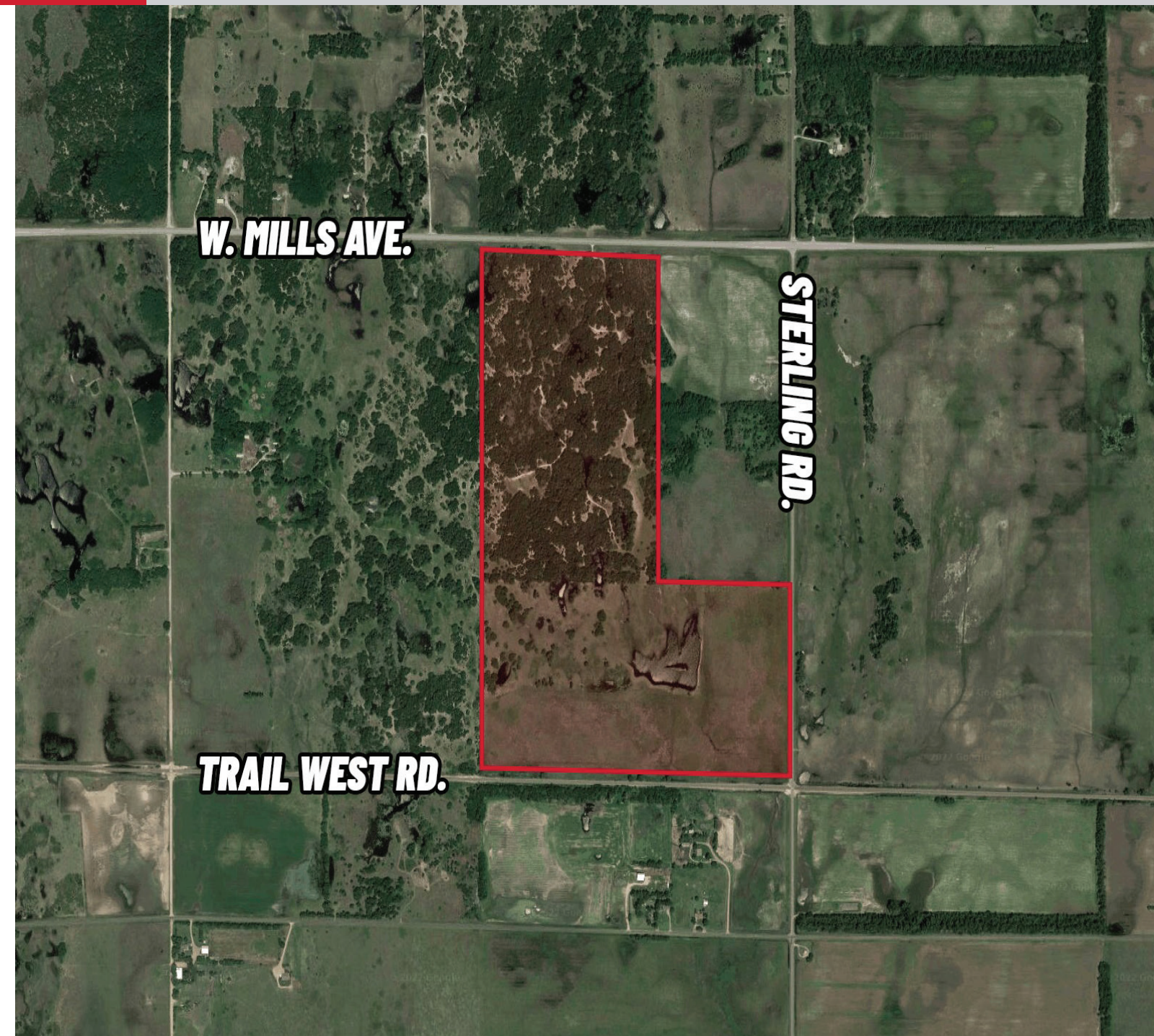
PROPERTY HIGHLIGHTS

Outdoorsman's paradise offered at absolute online auction! This unique 173+/- acres of outstanding Kansas recreational land features a completely renovated and fully furnished cabin, multiple ponds, an irrigation well, production crop ground (25 Acres), and CRP (27 Acres) located just minutes outside of Hutchinson on blacktop frontage. World-class Kansas Whitetail frequent the property with multiple stands, blinds and active feeders already established. Improved trails meander throughout the woods; great for hiking or UTV/ATVs. Invest in land you can enjoy today!

Hutchinson 23 Miles	Pratt 40 Miles
Wichita 64 Miles	Kingman 33 Miles



**3D CABIN
TOUR**



For more information, please visit our website at WeigandAuctions.com or contact us at 316-262-6400.



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



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

AUCTION PROCEDURE: Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request 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 an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of 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 applicable 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 WeigandAuctions.com for a detailed explanation of Terms and Conditions.

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The crown jewel of the recreational escape is the fully renovated and tastefully furnished 788 square foot cabin. Nestled in the evergreen trees at the end of the meandering rock driveway, you won't believe you're in Kansas anymore! Amenities abound the minute you walk in the door, and it is clear to see the owners spared no expense renovating and revitalizing the space. Preserving the rugged, original, rock walls was at the forefront of the project, while incorporating modern touches and updating all major mechanical components was a must. You will enjoy continuous hot water thanks to the new tankless heater. A new stackable washer dryer sits conveniently in the hall closet across from the bathroom. New heating and air conditioning will keep you comfortable regardless of what mother nature has in store outside. New plumbing and fixtures provide an elegant touch to the bathroom that will make you feel more at home than in the woods. The bar and full kitchen provide a space to relax with a drink or tell stories of the day's hunt. Relaxing outdoor sitting areas are available for everyone thanks to the front and back covered porches and nearby fire pit. Enjoy taking in nature on a crisp morning while everyone else hunts, or look forward to grilling out with the camp on the back deck in the evenings. If enjoying the fire and a good book inside is more your speed, you will love the living room and wood burning stove! The tech lover in your family will also enjoy this oasis with high-speed fiber internet available. There truly is something for everyone! This and more makes this property a once in a lifetime opportunity to not only invest in land, but invest in your family and build relationships and memories that will last a lifetime.

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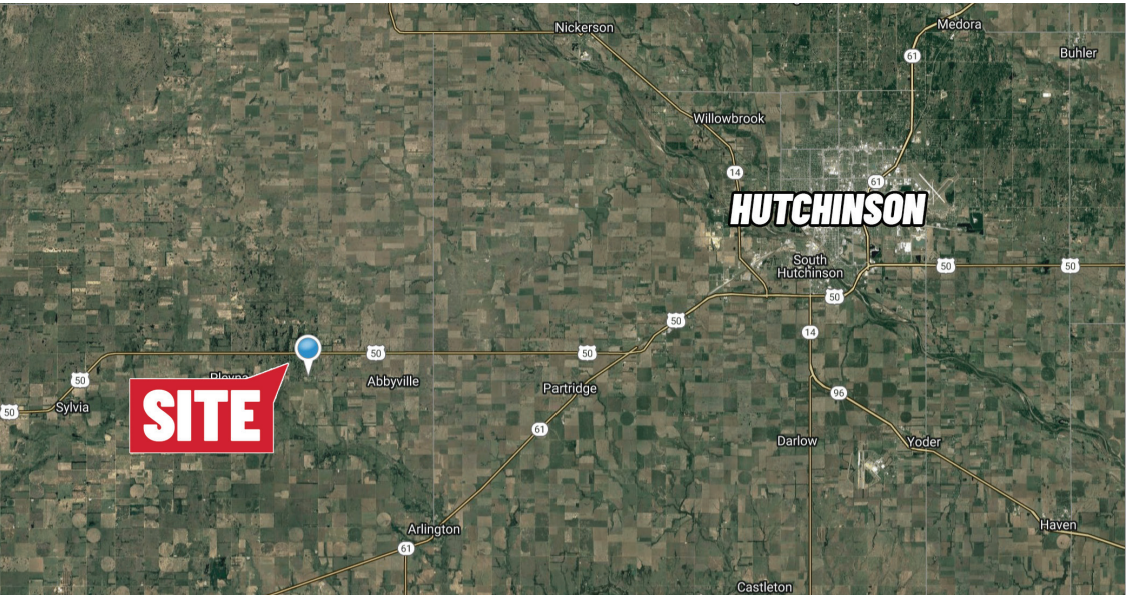
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