

# LOT 3 - 161± ACRES - ABSOLUTE

18010 W. STERLING RD.

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

**Bidding Ends THURS., DECEMBER 13, 2022 starting at 12 PM CT**



**SITE SIZE**  
**161± ACRES**

**2021 TAXES**  
GENERALS: \$1424.24  
\*taxes are approximate,  
exact legal to be determined  
by survey.



**REGISTER  
ONLINE**

**PROPERTY HIGHLIGHTS**  
161+/- acres of pasture and tillable farm ground. This quarter section boasts an impressive blend of pasture, a larger active creek, tillable ground, a home site with several outbuildings, and heavy timber. Silver Creek runs the entire length of the property from east to west. The south end of the property features 79 +/- acres of income producing farm ground. Home to Kansas Whitetail, turkey, quail, and waterfowl! An old homesite offers the opportunity to renovate the existing structure for rental income, or a hunter's oasis. Several outbuildings give you plenty of room to store equipment or outdoor toys. The potential is endless. home to Kansas Whitetail, turkey, quail, and waterfowl! Selling online at absolute auction.



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



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Lots 1, 2, 3, and 4 will be sold absolute. Lots 5 and 6 are subject to Seller's confirmation. 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 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 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 2% 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](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.