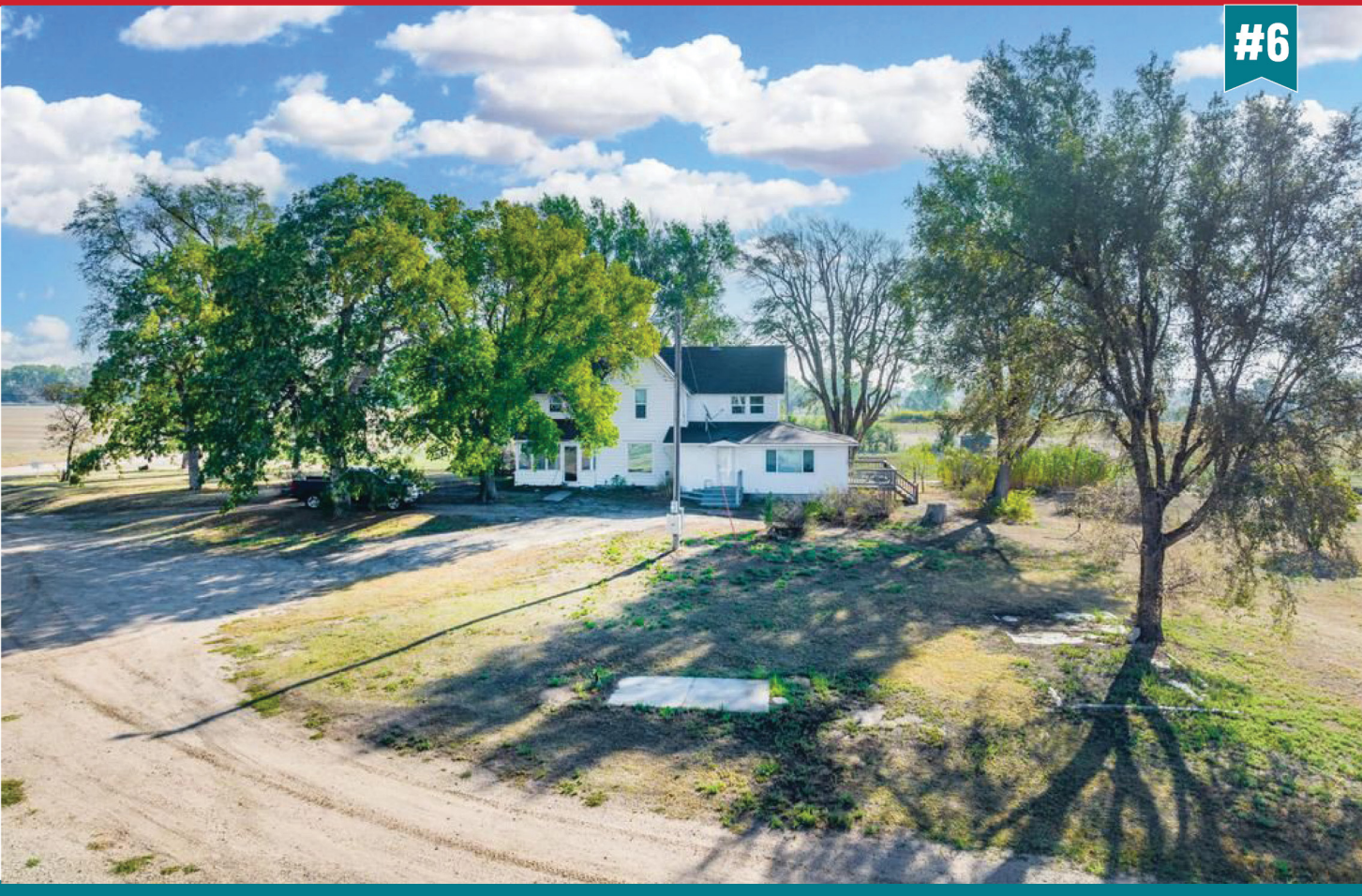


# LOT 6 - HOME WITH 7.25± ACRES

21417 W. CASTLETON RD.

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

**Bidding Ends THURS., DECEMBER 13, 2022 starting at 3 PM CT**



**SITE SIZE**  
**7.25± ACRES**

**2022 TAXES**  
**GENERALS: \$4,357.36**  
\*taxes are approximate,  
exact legal to be determined  
by survey.

## PROPERTY HIGHLIGHTS

Beautifully Renovated Farmhouse on 7.25+/- Acres. This fully renovated farmhouse originally built in 1905 features many high-quality upgrades throughout. With 5 and 2 full bathrooms there is enough room for a large family. Outside a 100X50 utility building with a brand-new overhead door and opener is ready to store equipment or all your outdoor toys! Multiple grain bins are on site and plenty of room to expand or park equipment.



**REGISTER  
ONLINE**



<b>Wichita</b> 57 Miles	<b>Kingman</b> 22 Miles
<b>Pratt</b> 36 Miles	<b>Hutch</b> 19 Miles



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



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**Rick Hopper, Auctioneer**  
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**Ken Patterson, Auctioneer**  
620-218-1713 | [kpatterson@weigand.com](mailto:kpatterson@weigand.com)

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.