

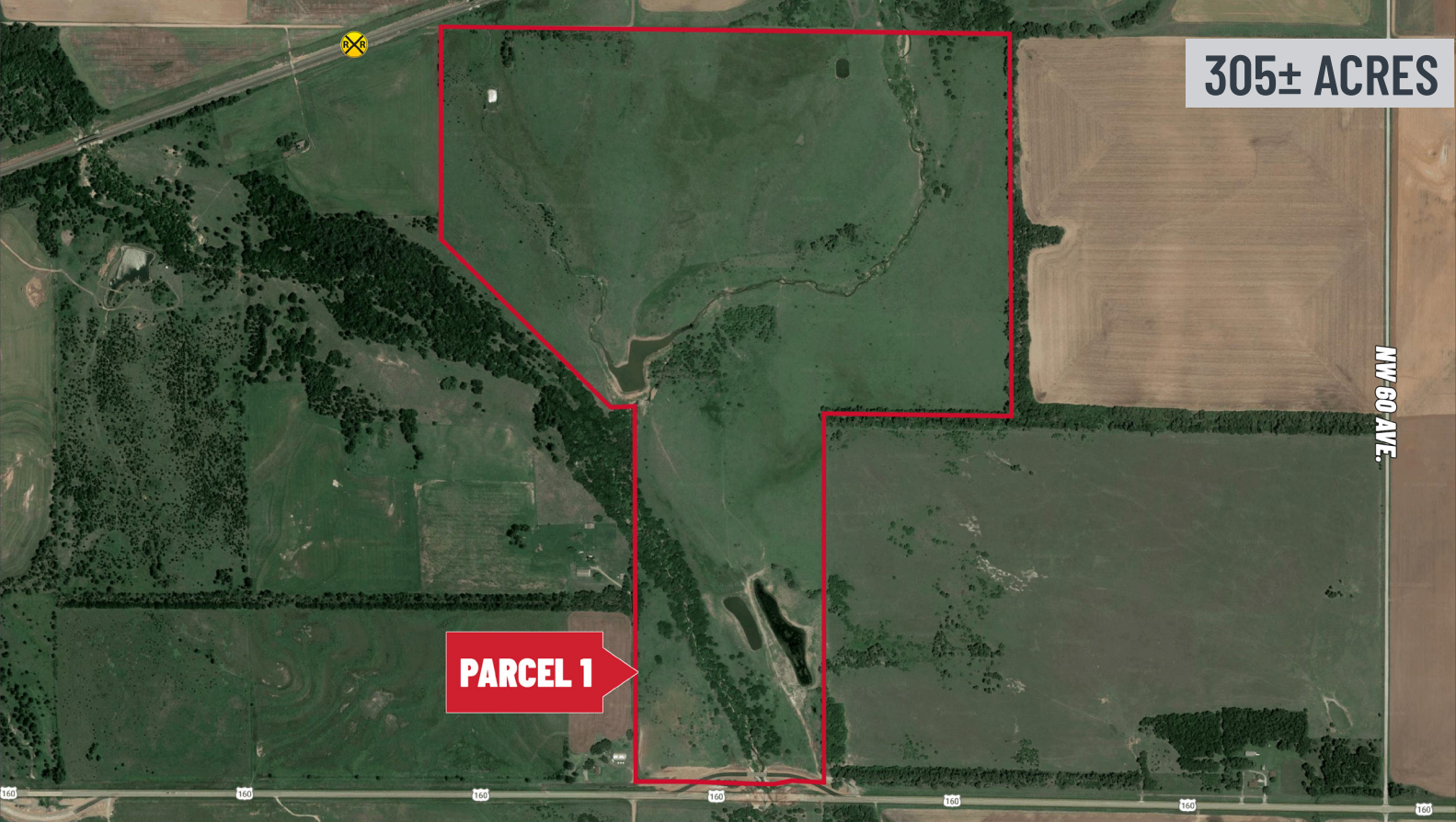
WEIGAND AUCTION

Friday, November 6, 2020 @ 10:00 AM CST
Auction Location: Westview Lodge, 1100 W. 14th St., Harper, KS 67058



LIVE WITH ONLINE BIDDING

Register to Bid online at WeigandAuctions.com



PARCEL 1: West of NW 60 Ave. & Hwy. 160 intersection, Attica, KS
PRIME PASTURE LAND with outstanding recreational potential!

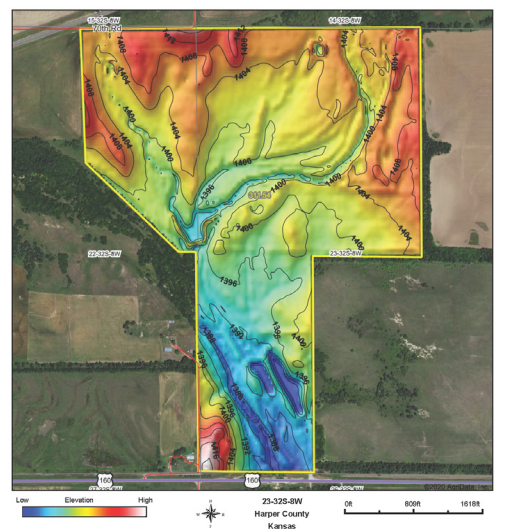
SITE ACRES
305± ACRES

WETLAND ACRES
9.42 ACRES

Riverine: 5.76 Acres
Freshwater Emergent Wetland: 1.92 Acres
Freshwater Pond: 1.27 Acres
Freshwater Forested/Shrub Wetland: 0.47 Acres

2019 TAXES
GENERALS: \$1,017.54

Property features multiple ponds and creeks, wooded cover, and wide-open clear pasture with native grass with good grazing potential. Several excellent sites for a great camp site, cabin, or even a lodge. Great whitetail deer, turkey, waterfowl, and upland game hunting all on one piece of land.



PARCEL 2: Northeast corner NW 60 Ave. & NW 120 Rd., Harper, KS
FARM GROUND with recreational potential!

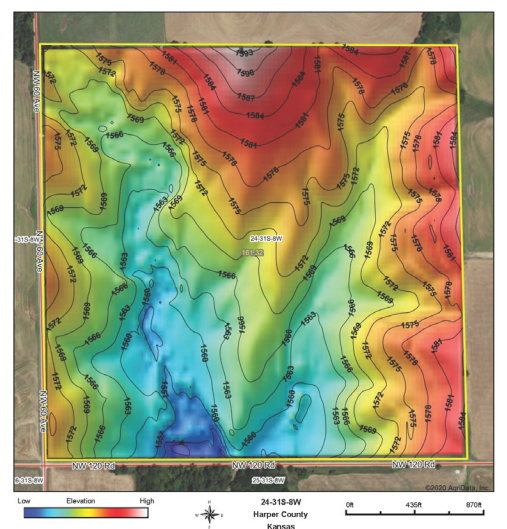
SITE ACRES
160.9± ACRES

WETLAND ACRES
2.41 ACRES

Riverine: 1.75 Acres
Freshwater Emergent Wetland: 0.41 Acres
Freshwater Pond: 0.12 Acres
Freshwater Forested/Shrub Wetland: 0.13 Acres

2019 TAXES
GENERALS: \$1,193.14

Property features a 113± acres of tillable farm land currently planted with grass, small pond, creek, native grass, and wooded cover. Property has great character and potential!



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

Kevin Howell, Auctioneer
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Grant Tidemann, SIOR
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AUCTION PROCEDURE: This will be a Reserve Auction and is subject to Seller verification. The 2 parcels will sell separately. BUYER'S PREMIUM: A 10% buyers premium will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder will 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 on auction day. 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% 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.

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J.P. Weigand & Sons, Inc. - Auction Division is pleased to announce it will be selling 2 Parcels at live auction on Friday, November 6, 2020 @ 10 AM CST in Harper, Kansas. Exact location TBD.

Parcel 1 includes 305± Acres and Parcel 2 includes 160.9± Acres.

PARCEL 1:

Approx. Mileage from

Attica - 3.5 miles
Harper - 10.8 miles
Downtown Wichita - 61.2 miles
Dwight D. Eisenhower Airport - 55.6 miles
Pratt - 54 miles
Kingman - 36.5 miles
Wellington - 47.3 miles

PARCEL 2:

Approx. Mileage from

Attica - 10.8 miles
Harper - 9.7 miles
Downtown Wichita - 59 miles
Dwight D. Eisenhower Airport - 53.5 miles
Pratt - 52 miles
Kingman - 27 miles
Wellington - 47 miles



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