

WEIGAND ONLINE ABSOLUTE AUCTION

237± ACRES
60± ACRES of CRP

Bidding Ends Tuesday, March 12, 2024 at 2:00 PM

Register and Bid online at WeigandAuctions.com

NO MINIMUM | NO RESERVE

Don't miss your chance to own this meticulously maintained recreational getaway in Reno County, Kansas! This property features 237+/- acres of rolling grassland with a good mix of heavy timber offering outstanding habitat for Kansas whitetail, turkey, and quail.

The 40x50 shop offers plenty of space to store all your equipment and hunting gear. 3 Redneck Tower Blinds and multiple feeders stay with the property making this getaway as turnkey ready as you will find. Don't miss your opportunity to invest in land you can enjoy today!

HIGHLIGHTS:

- Located 67 miles from Wichita and only 37 miles from Hutchinson.
- Fully fenced, 4 strand barbed wire.
- 40x50x12 wood framed shop building.

FOR MORE DETAILS, VISIT
WEIGANDAUCTIONS.COM
OR **SCAN**



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



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

AUCTION PROCEDURE: Tracts are being sold absolute. 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 reserves the right to request a proof of funds letter from a bank to participate in online bidding. Land sold by the acre will use a quantity/multiplier for the sole purpose of establishing a contract price and shall not be a guarantee of actual acres to be conveyed at closing. If a survey is required to establish new legal descriptions, surveyed acreage will not result in an adjustment of the contract price in the buyer or seller's favor. **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 deposit, as non-refundable earnest money, an amount equal to either: (a) ten percent (10%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur thirty (30) days from the full execution of the Auction Real Estate Purchase Agreement; or (b) fifteen percent (15%) of the total of the combined amount of the Final Bid Price and of the Buyer's Premium if bidder opts for closing to occur forty-five (45) days from the full execution of the Auction Real Estate Purchase Agreement. Final determination of earnest money and closing to be made upon bidder's execution of the Auction Real Estate Purchase Agreement. Checks will be made payable to, and held in escrow by Security 1st Title. The balance of the purchase price will be paid in certified funds at closing. **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. Property is subject to sale prior to the completion of the auction. **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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RECREATIONAL GETAWAY

SITE SIZE
237± ACRES

CRP
60± ACRES

2023 TAXES
GENERALS: \$2,021.20



PROPERTY HIGHLIGHTS

- 40x50x12 wood framed shop building.
 - Built in 2011.
 - Two 12x14 overhead doors.
 - Full concrete floor.
 - Two outside slabs.
- 3 Redneck Tower Blinds and multiple feeders included.
- Fully fenced, 4 strand barbed wire.
- Pond has recently been improved, but is currently dry.



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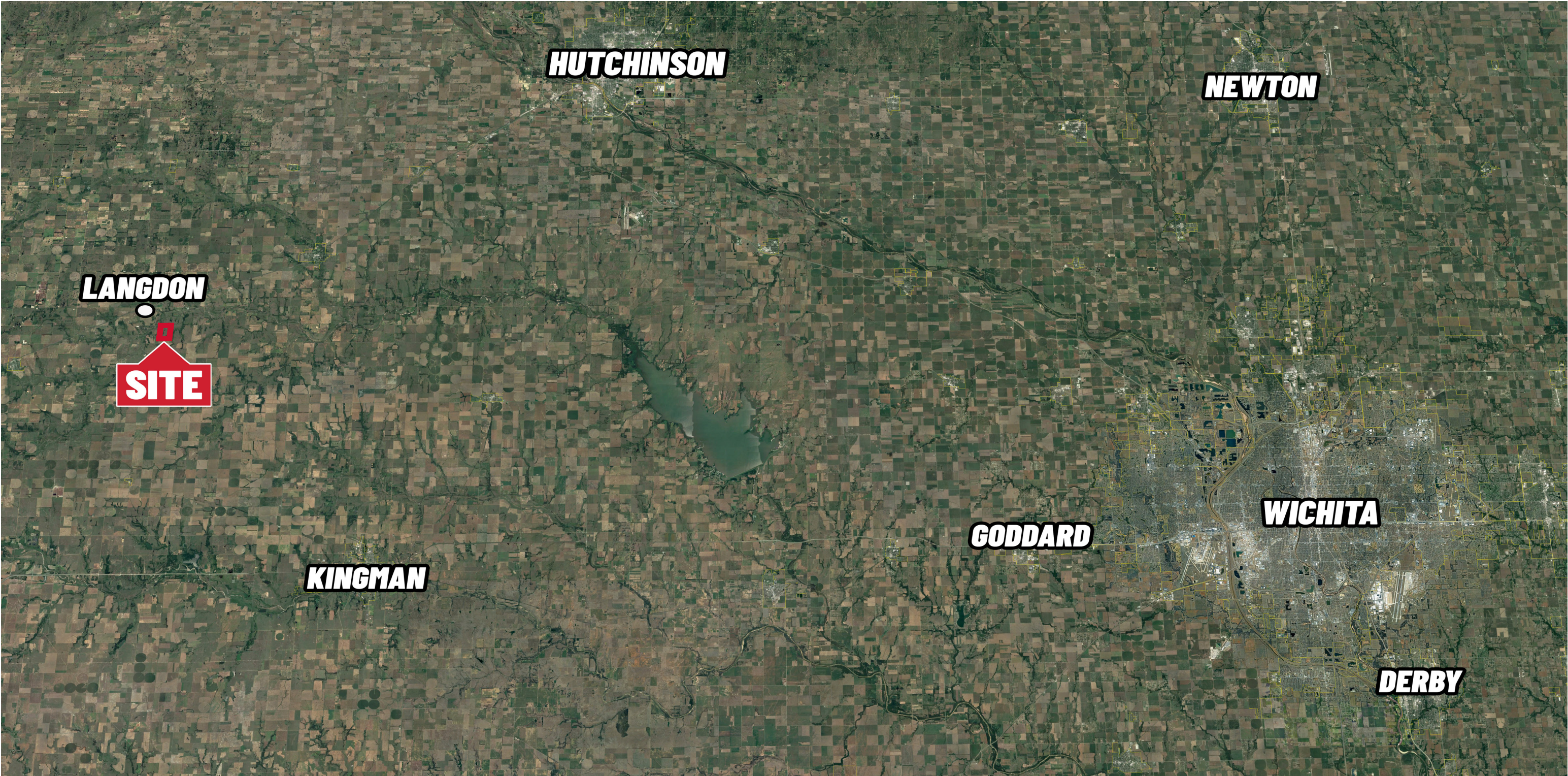
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