

WEIGAND ABSOLUTE AUCTION – INCOME PRODUCING RECREATIONAL PROPERTY

Located in Crawford County Near Walnut, KS – 348± Acres Offered in 3 Tracts

ONLINE ONLY Register & Bid Online at WeigandAuctions.com

Bidding Ends **Tuesday, June 25, 2024**

NO MINIMUM | NO RESERVE

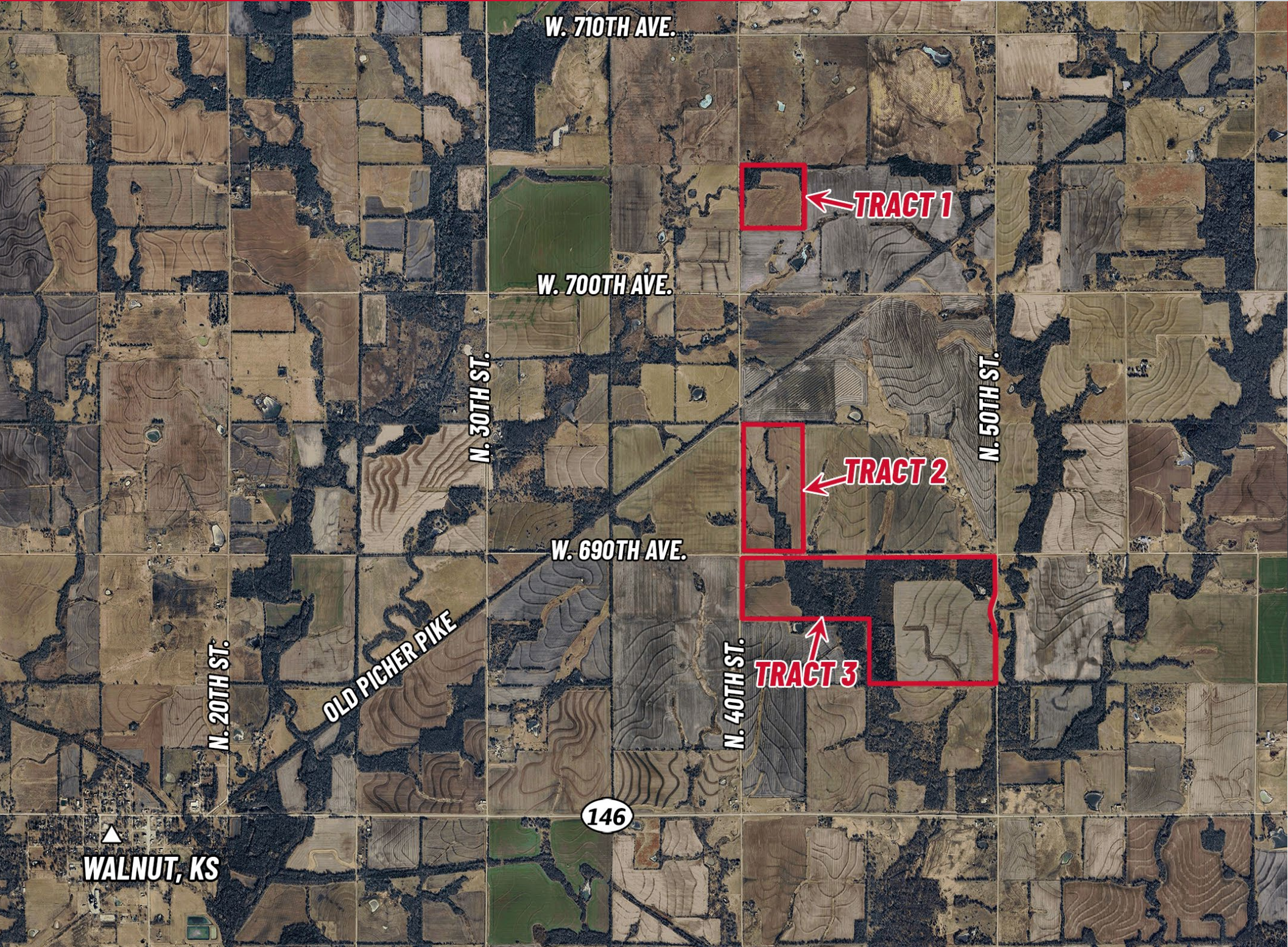
Weigand Auctions is proud to offer 348± acres of income-producing crop ground with recreational potential at absolute auction.

Offered in 3 tracts ranging in size from 38.5± to 234± acres, there is truly something for everyone. The property is located just outside of Walnut, KS, 125 miles from Kansas City, 139 miles from Wichita, and 61 miles from Joplin, MO. Don't miss your opportunity to invest in land you can enjoy today!

HIGHLIGHTS:

- Located 32 miles from Pittsburg, KS and 31 miles from Chanute, KS.
- Mix of pasture, mature timber, and tillable farm ground.
- Abundant wildlife and recreational opportunities.

FOR MORE DETAILS, VISIT
WEIGANDAUCTIONS.COM
OR **SCAN** THE QR CODE.



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 ten percent (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 to occur thirty (30) 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.

WEIGAND ABSOLUTE AUCTION – LOT 1

Income Producing Recreational Property in Crawford County, KS

348± ACRES
OFFERED IN 3 TRACTS

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Bidding Ends Tuesday, June 25, 2024 @ 12:00 PM, CT



Property outlines are estimated.

N. 40th St. & W. 710th Ave., S. of SE/c, Walnut, KS

SITE SIZE
38.50± ACRES

2023 TAXES
\$223.22

TENANT AGREEMENT
2/3-1/3 crop share

PROPERTY HIGHLIGHTS

- This tree-lined tract is located just north of Walnut Creek and is comprised of 27± acres of tillable ground, and 11.5 ± acres heavy timber.
- Currently planted to wheat.
- The current tenant is on a 2/3-1/3 crop share agreement.



Wichita 139 Miles	Joplin, MO 61 Miles
Kansas City 125 Miles	Springfield, MO 125 Miles



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WEIGAND ABSOLUTE AUCTION – LOT 2

Income Producing Recreational Property in Crawford County, KS

348± ACRES
OFFERED IN 3 TRACTS

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Bidding Ends **Tuesday, June 25, 2024 @ 1:00 PM, CT**



#2

N. 40TH ST.

W. 690TH AVE.

Property outlines are estimated.

ABSOLUTE

NE/c of N. 40th St. & W. 690th Ave., Walnut, KS

SITE SIZE
75.60± ACRES

2023 TAXES
\$385.42

TENANT AGREEMENT
2/3-1/3 crop share

PROPERTY HIGHLIGHTS

- Located on the northeast corner of 40th St. and W. 690th Ave., this tract boasts an intriguing mix of tillable farm ground currently planted to wheat, a well-maintained hay meadow, and a mix of mature timber.
- The current tenant is on a 2/3-1/3 crop share agreement.



Wichita 139 Miles	Joplin, MO 61 Miles
Kansas City 125 Miles	Springfield, MO 125 Miles



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WEIGAND ABSOLUTE AUCTION – LOT 3

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Bidding Ends Tuesday, June 25, 2024 @ 2:00 PM, CT



SE/c of N. 40th St. & W. 690th Ave., Walnut, KS

SITE SIZE
233.90± ACRES

2023 TAXES
\$1,112.44

TENANT AGREEMENT
2/3-1/3 crop share

PROPERTY HIGHLIGHTS

- Located south of W. 690th Ave. between N. 40th St. and N. 50th St., the tract features 122± acres of tillable crop ground, heavy mature timber, and multiple ponds.
- 33± acres of tillable is currently planted to wheat with the remaining 89 acres ready to be planted to soybeans.
- The current tenant is on a 2/3-1/3 crop share agreement.



Wichita 139 Miles	Joplin, MO 61 Miles
Kansas City 125 Miles	Springfield, MO 125 Miles



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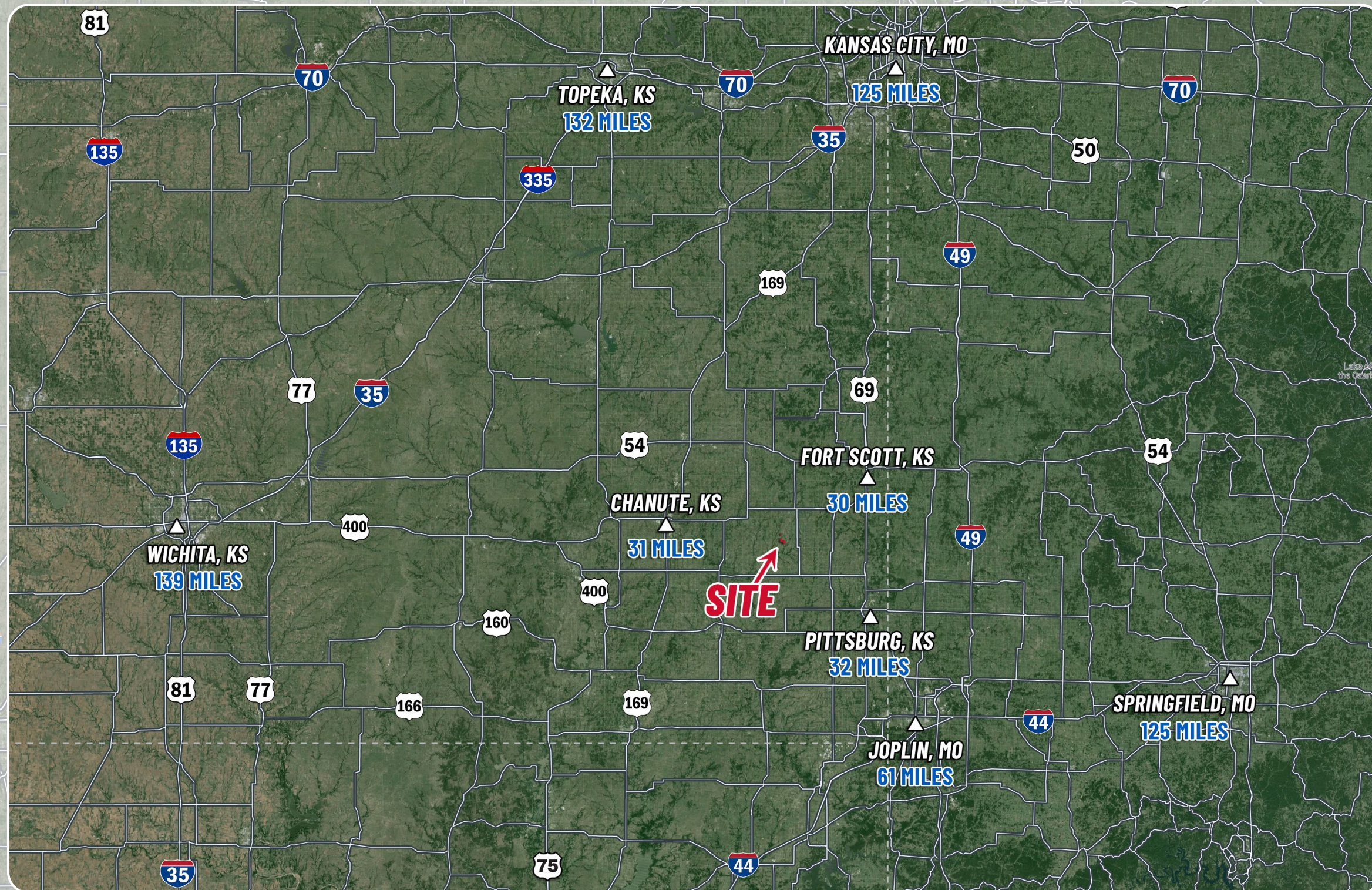
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