

WEIGAND ONLINE AUCTION – 82.5± ACRES IN DERBY, KS

ONLINE ONLY Register & Bid Online at WeigandAuctions.com

BIDDING ENDS WEDNESDAY, OCTOBER 16, 2024 @ 2 PM CT



#1

TRACT 1: 520 W. WHITE TAIL ST.
Site Size: 64.5± ACRES

TRACT 1 & 2 HIGHLIGHTS

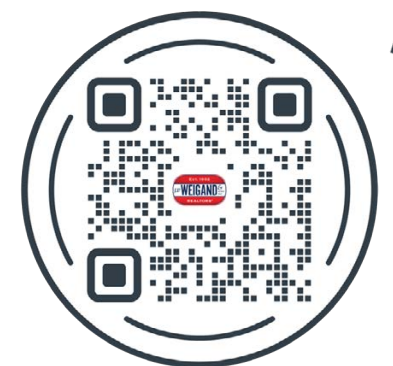
- Over 80 acres of land in the town of Derby, KS.
- The majority of the land sits on the East side of the river and is well maintained with two and a half miles of trails throughout.
- The house is tucked away in a quiet cul-de-sac that backs right up to the acreage, giving it a unique setting.
- Other amenities include an attached two-car garage, two detached carports, a covered back deck, a fire pit, and a heated 30x50 outbuilding – great for extra storage or projects.
- Approximately 15 acres of tillable ground is currently planted with fall crops.



#2

TRACT 2: ACCESS FROM HAVEN DR.
Site Size: 18± ACRES

SCAN TO REGISTER & BID ONLINE



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



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

AUCTION PROCEDURES: Auction is subject to Seller's Confirmation. 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. Tillable agricultural land is subject to current tenants' rights. BUYERS 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 only 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. Broker Registration for available on the auction website or by request. Please visit WeigandAuctions.com for a detailed explanation of Terms and Conditions.

WEIGAND ONLINE AUCTION: TRACT 1 – 64.5± ACRES

520 W. WHITE TAIL ST. | DERBY, KS

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SITE SIZE
64.5± ACRES

2023 TAXES
\$5,526.01 (Generals)
\$ 385.93 (Specials)

SCAN FOR VIDEO TOUR



PROPERTY HIGHLIGHTS

- Sits on the East side of the river.
- Well maintained with over two and a half miles of trails.
- Ranch-style home with a brand new roof; built in 1994 in a quiet cul-de-sac that backs up to the acreage.
- The house has 3 bedrooms, 3 bathrooms, and a little over 2,835 square feet of living space.
- Attached two-car garage and a heated 30x50 outbuilding, great for extra storage or projects.
- Covered back deck and a fenced area for pets on the north side of the home.
- Derby USD 260 School District



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WEIGAND ONLINE AUCTION: TRACT 2 – 18± ACRES

ACCESS FROM HAVEN DR. | DERBY, KS

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BIDDING ENDS WEDNESDAY, OCTOBER 16, 2024 @ 2 PM CT

#2



SITE SIZE
18± ACRES

2023 TAXES
\$110.14 (Generals)
\$ 0.00 (Specials)

SCAN TO REGISTER & BID



PROPERTY HIGHLIGHTS

- Sits to the West of the river, North of 83rd street.
- Approximately 15 acres of tillable ground that is currently planted to fall crops.
- Potential for residential development.
- 91.3% Class IIc soil 5943 Saltcreek & Naron fine sandy loam.
- 8.7% Class IIc 6224 Canadian fine sandy loam.



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