

WEIGAND ABSOLUTE AUCTION – HOMESITE, PASTURE & RECREATIONAL LAND

280± Acres Offered in 2 Tracts SW of Moline, Kansas in Chautauqua County

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

Bidding Ends Tuesday, December 10, 2024

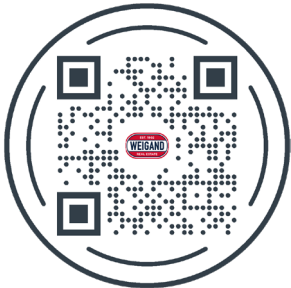


Weigand Auction is offering 280± acres split into two tracts at Absolute Auction. Located in the Flint Hills, Tract 1 is 120± acres with a barndominium – great for a homesite or hunting cabin – and Tract 2 is a 160± acre fully fenced quarter section. The tracts are adjacent to each other and feature multiple ponds, which further promote abundant hunting opportunities. Don’t miss your opportunity to invest in land you can enjoy today!

HIGHLIGHTS:

- Located in the Flint Hills.
- The area is home to white-tailed deer, wild turkey, upland game birds and other small game.
- Versatile pastureland in Southern Kansas.
- 2023 Taxes: \$ 2,244.66 (total for both tracts).
- Situated 97 miles southeast of Wichita, KS, 17 miles northwest of Sedan, KS, and 121 miles west of Joplin, MO.

FOR MORE DETAILS, VISIT
[WEIGANDAUCTIONS.COM](https://www.WeigandAuctions.com)
OR **SCAN** THE QR CODE.



Weigand Real Estate – Auction
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



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

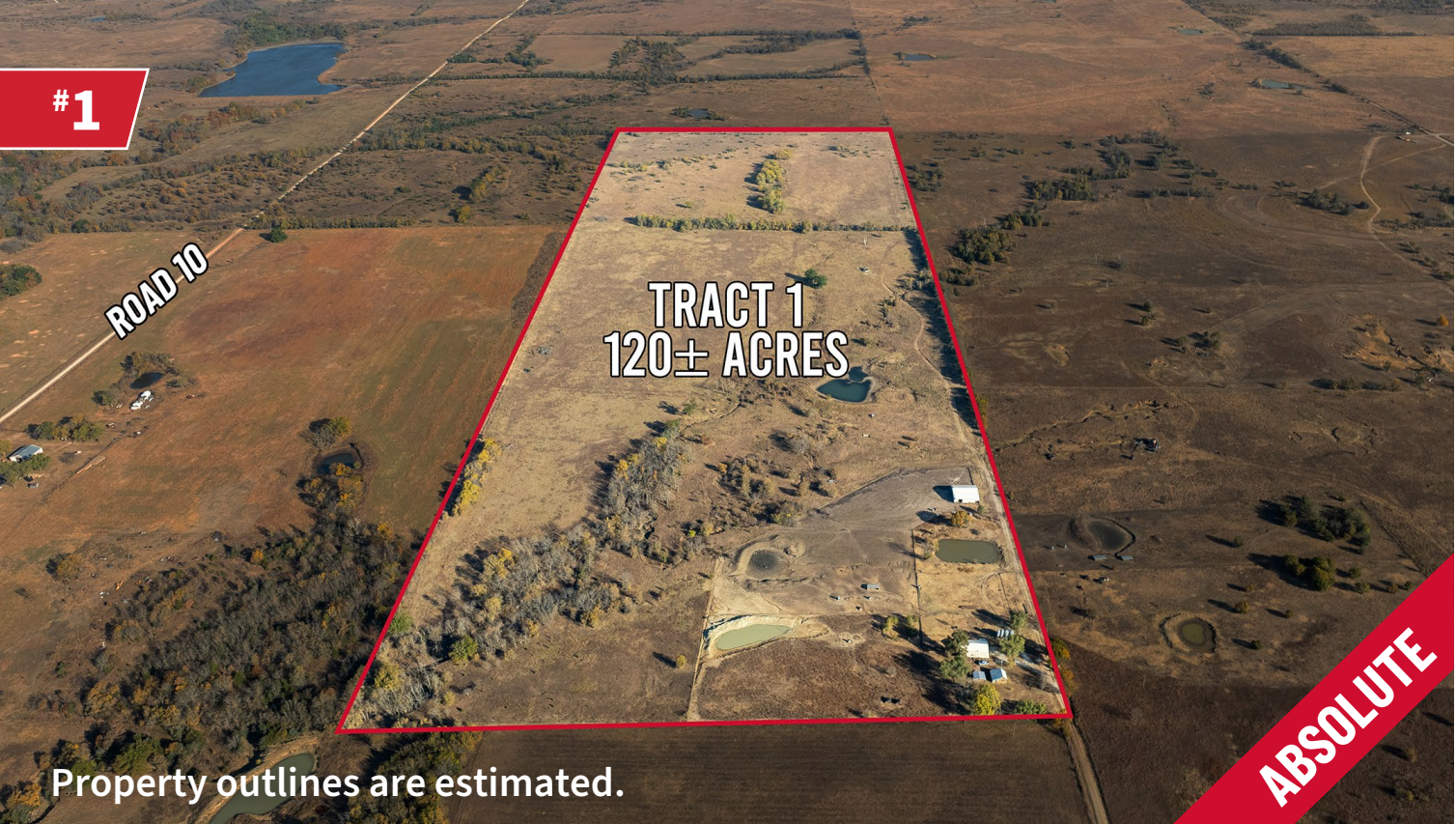
Rick Hopper, Auctioneer
620-229-3590 | rhopper@weigand.com

AUCTION PROCEDURES: 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. Weigand Real Estate – 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 make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. Possession is subject to tenant rights. **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. **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](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

WEIGAND ABSOLUTE AUCTION – TRACT 1

280± Acres Offered in 2 Tracts SW of Moline, Kansas in Chautauqua County

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Property outlines are estimated.

120± ACRES 1050 SADDLE RD., MOLINE, KS 67353

PROPERTY HIGHLIGHTS

- 1 bedroom, 1 bath barndominium with a 2 car, attached garage – possible homesite or hunting cabin.
- Multiple outbuildings on-site plus a 20'x20' carport and 40'x60' utility building with a 15' lean-to.
- Excellent hunting.
- Pasture land.
- 3 ponds.
- Tenant retains possession on the 8.3± acre hog farm through 4/15/2025. Buyer takes immediate possession on the remaining land.



Wichita 97 Miles	Joplin, MO 121 Miles
Kansas City 211 Miles	Springfield, MO 190 Miles



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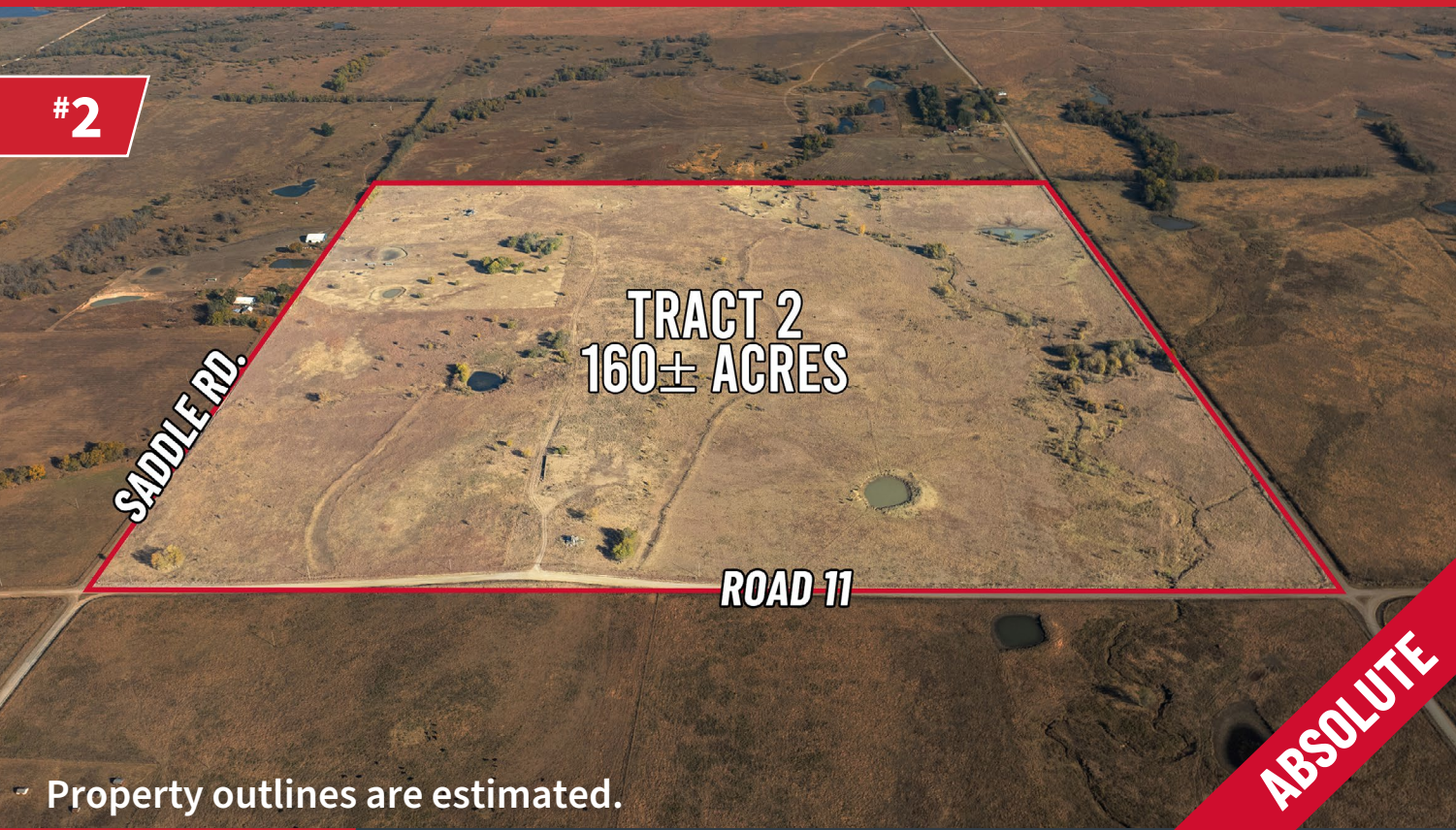
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WEIGAND AUCTION – TRACT 2

280± Acres Offered in 2 Tracts SW of Moline, Kansas in Chautauqua County

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Property outlines are estimated.

160± ACRES NE/C SADDLE RD. & ROAD 11, MOLINE, KS 67353

PROPERTY HIGHLIGHTS

- Excellent hunting land.
- Pasture land.
- Multiple ponds.
- Fully fenced and cross fenced quarter section.
- 20± acres retained by the tenant. Buyer takes immediate possession on the remaining land.



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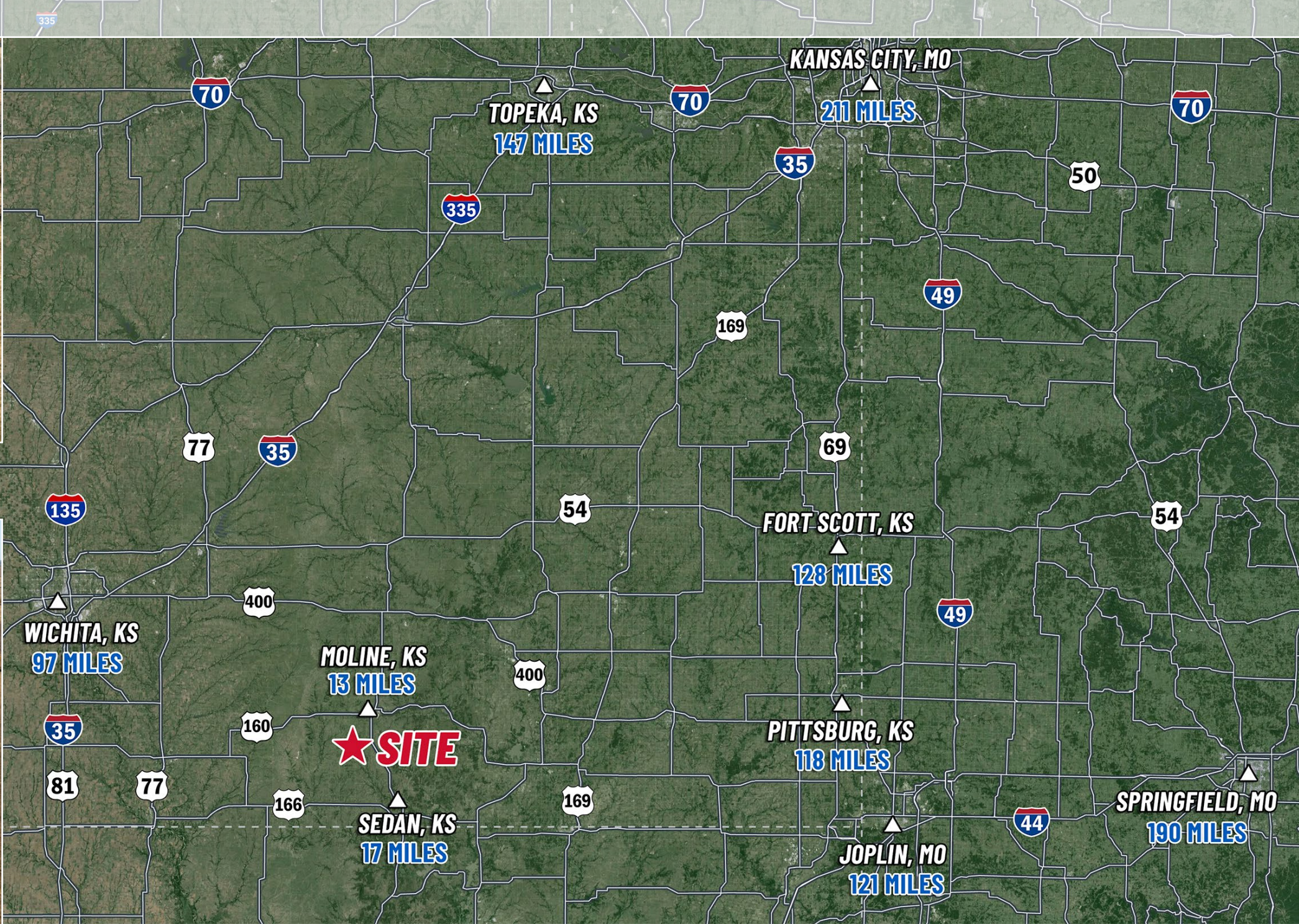
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