

# WEIGAND ONLINE ONLY AUCTION

40th Ave. N & Valley Rd., Belle Plaine, KS

ONLINE ONLY Bidding Ends Tuesday, July 26, 2022 @ 2 PM CST

Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)



## NINNESCAH RIVER FRONT RECREATIONAL LAND

**SITE SIZE**  
88± ACRES


**ZONING**  
AGRICULTURAL USE

**TAXES**  
GENERALS: \$509.00


Don't miss this outstanding opportunity to invest in productive Kansas crop ground with multiple recreational benefits. This 88.5 m/l acres of land in Sumner County Kansas is located just 3 miles north of the town of Oxford, conveniently located on the Ninnescah River, and just off a paved road, providing the opportunity to enjoy year-round recreation fun with the benefits of agriculture income!

This unique property boasts a huge river beach, tons of improved ATV/nature trails running through the timber, an improved off-the-grid RV/campsite next to the river, world-class Kansas Whitetail hunting, waterfowl hunting, fishing, shed with electric, water well, and 46 m/l acres of productive crop ground.


For more information, please visit our website at [WeigandAuctions.com](https://www.WeigandAuctions.com) or contact us at 316-262-6400.



**AUCTION DIVISION**



**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



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**AUCTION PROCEDURE:** 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 Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. **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. **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. **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.

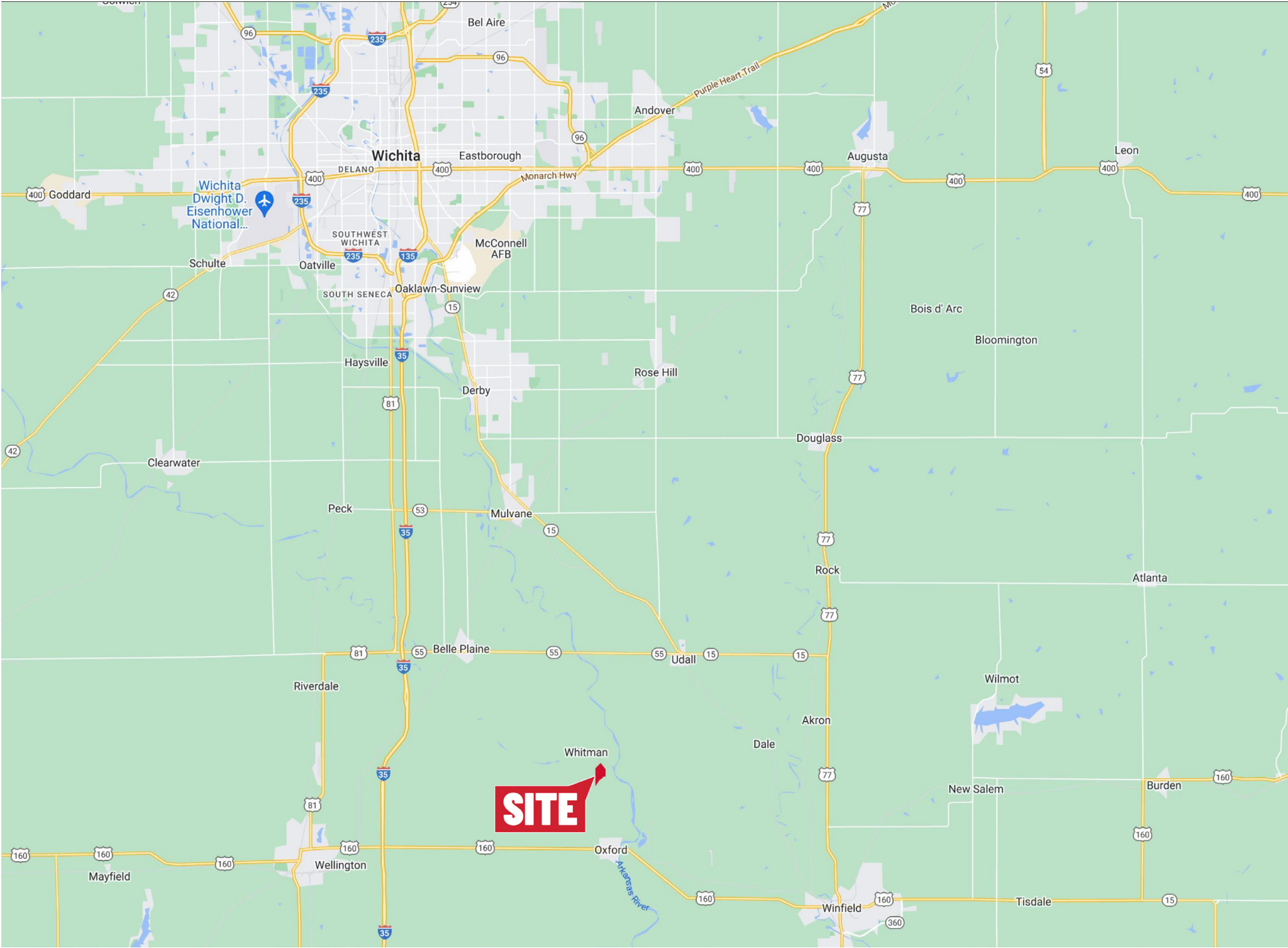


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13 Miles	3.5 Miles	13.5 Miles
30 Miles	11 Miles	6.5 Miles

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