



ReeceNichols
AUCTIONS
An Independently Owned and Operated Member of ReeceNichols Alliance

LAND AUCTION

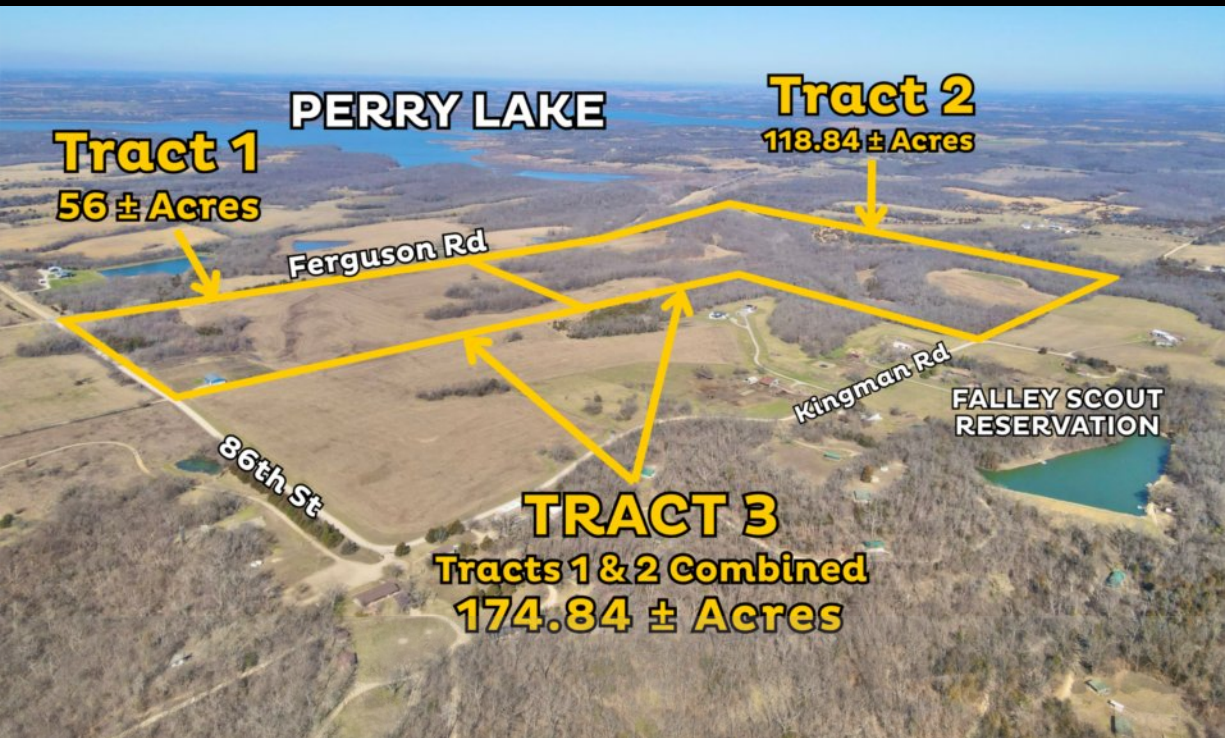
JEFFERSON COUNTY, KANSAS

174.84 ± ACRES OFFERED IN 3 TRACTS

**TROPHY WHITETAIL DEER & TURKEY HUNTING • HEAVY TIMBER
MODERN BARNDOMINIUM • FOOD PLOTS & TILLABLE ACREAGE
NEAR PERRY LAKE • EASY ACCESS TO LAWRENCE & KANSAS CITY**

Online Bidding Only - Ends Friday, April 10th @ 11:00am

Register to Bid: www.ReeceNicholsAuction.com



GENERAL DETAILS

Total Acres: 174.84 ± Acres

- **Tract 1:** 56 ± Acres
- **Tract 2:** 118.84 ± Acres
- **Tract 3:** 174.84 ± Acres (Tracts 1 & 2 Combined)

Mineral Rights: Seller's interest transfers

2025 Property Taxes: \$3,198.34

Additional Income Potential: Select Harvest of Black Walnut and other quality tree species

AUCTION PROCEDURE

A total of 174.84 ± acres will be offered in three (3) tracts, with Tracts 1 and 2 representing individual parcels and Tract 3 representing the property offered in its entirety. The auction will be conducted exclusively online, with bidding conducted in numerical order. Tract 1 will close first, followed by Tract 2, and then Tract 3, with a ten (10) minute recess between the close of each tract. Tract 3 will be offered only after bidding on Tracts 1 and 2 has concluded and will represent the opportunity to purchase the entire property as a whole. All bidding will be conducted on a per-acre basis. To calculate the total purchase price, bidders shall multiply their per-acre bid by the number of acres and then add a ten percent (10%) buyer's premium to determine the final contract price. The auction is subject to seller confirmation, and the seller reserves the right to accept or reject any and all bids. Upon conclusion of the auction, all high bids will be presented to the seller for final approval. A non-refundable earnest money deposit will be required from the successful bidder(s) on the day of the auction in the following amounts: \$50,000 for Tract 1, \$25,000 for Tract 2, or \$75,000 for Tract 3. Closing shall occur within thirty (30) days from the execution of the Purchase Contract. No survey shall be performed by the seller.



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TRACT 1 - 56 ± ACRES

BARNDOMINIUM & HUNTING BASECAMP

BARNDOMINIUM DETAILS

Total Finished SF: 1,600 ± SF

Bedrooms: 3

Bathrooms: 2 full

Year Built: 2022

UTILITIES

- Free State Electric
- Jefferson County Rural Water #7
- No gas service at the property
- Septic system w/ lateral lines

HIGHLIGHTS

- Ideal turnkey hunting headquarters or recreational basecamp
- Comfortable lodging for deer and turkey season
- Excellent location for camping, family gatherings, and extended stays
- Well-managed wildlife habitat and food plot locations
- Strong appeal for both personal use and future resale



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TRACT 1 - 56 ± ACRES

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INTERIOR PHOTOS



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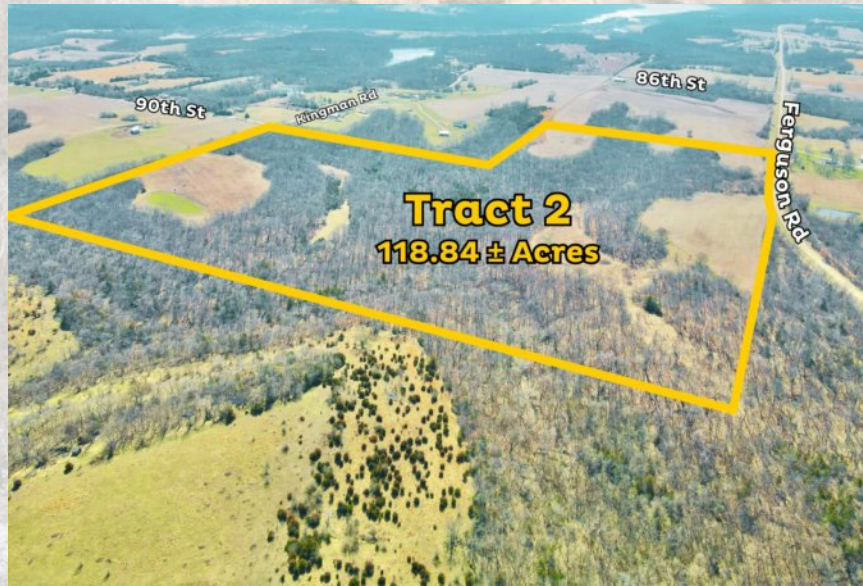
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TRACT 2 - 118.84 ± ACRES

TRPHY WHITETAIL DEER & TURKEY HUNTING • HEAVY TIMBER

HIGHLIGHTS

- Heavy timber providing year-round cover
- Established food plots and natural browse
- Excellent whitetail deer and turkey hunting
- Carefully managed habitat supporting trophy-class deer
- Multiple stand and blind locations
- Future homesite or cabin potential
- Strong long-term recreational and investment value



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TRACT 3 - TRACTS 1 & 2 COMBINED

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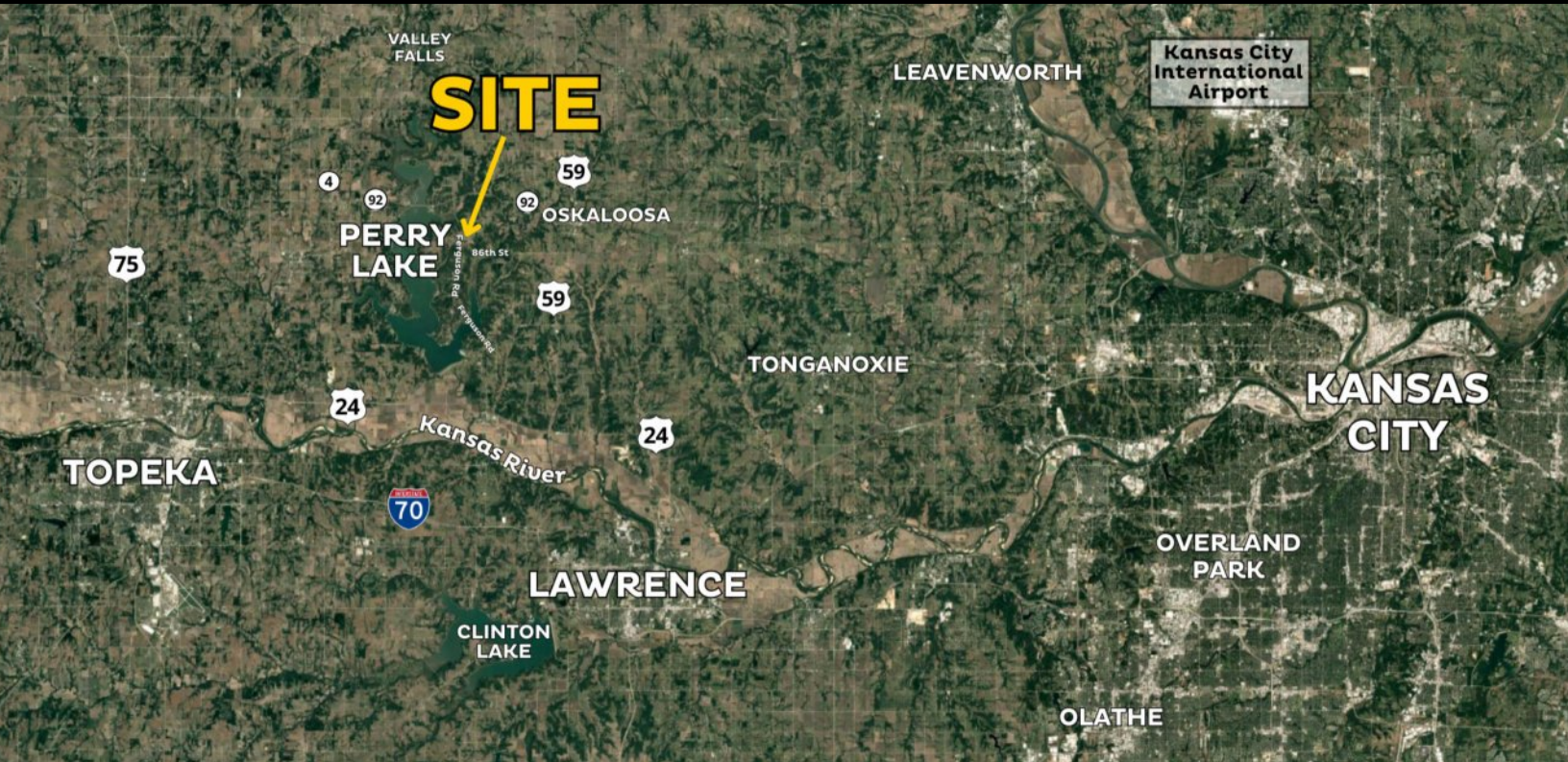
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Terms: Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there supersede any other advertised material. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing within 30 days. The successful bidder shall execute the Auction Purchase Contract immediately following the auction and deposit non-refundable earnest money in the following amounts, as applicable: \$50,000 for Tract 1, \$25,000 for Tract 2, or \$75,000 for Tract 3, within the time frame specified in the contract. Additionally, a 10% buyer's premium will be added to the final bid price. This auction is conducted exclusively online, with a 2-minute bidding time extension and per the terms of the sale procedure. The auctioneer reserves the right to recess, adjust and/or extend the bidding time as they deem necessary. Furthermore, the auctioneer may, at their sole discretion, reject, disqualify, or refuse any bid. Broker forms, if any, are available on the bidding site. While all information is deemed reliable, buyers are encouraged to conduct their own due diligence. The sale is not contingent on financing, appraisal, or inspection, and the winning bidder must be available immediately post auction. The property is sold subject to applicable Federal, State, and/or Local Government regulations, with all measurements and details approximate and non-binding. The auctioneer provides no warranties regarding the online bidding platform's performance and assumes no liability for any bidder-incurred damages during its use, including unacknowledged bids or errors. Bidders accept all risks associated with the platform and acknowledge that the auctioneer bears no responsibility for bid submission or acceptance errors or omissions. Auctions may be subject to selling prior to the auction date.



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