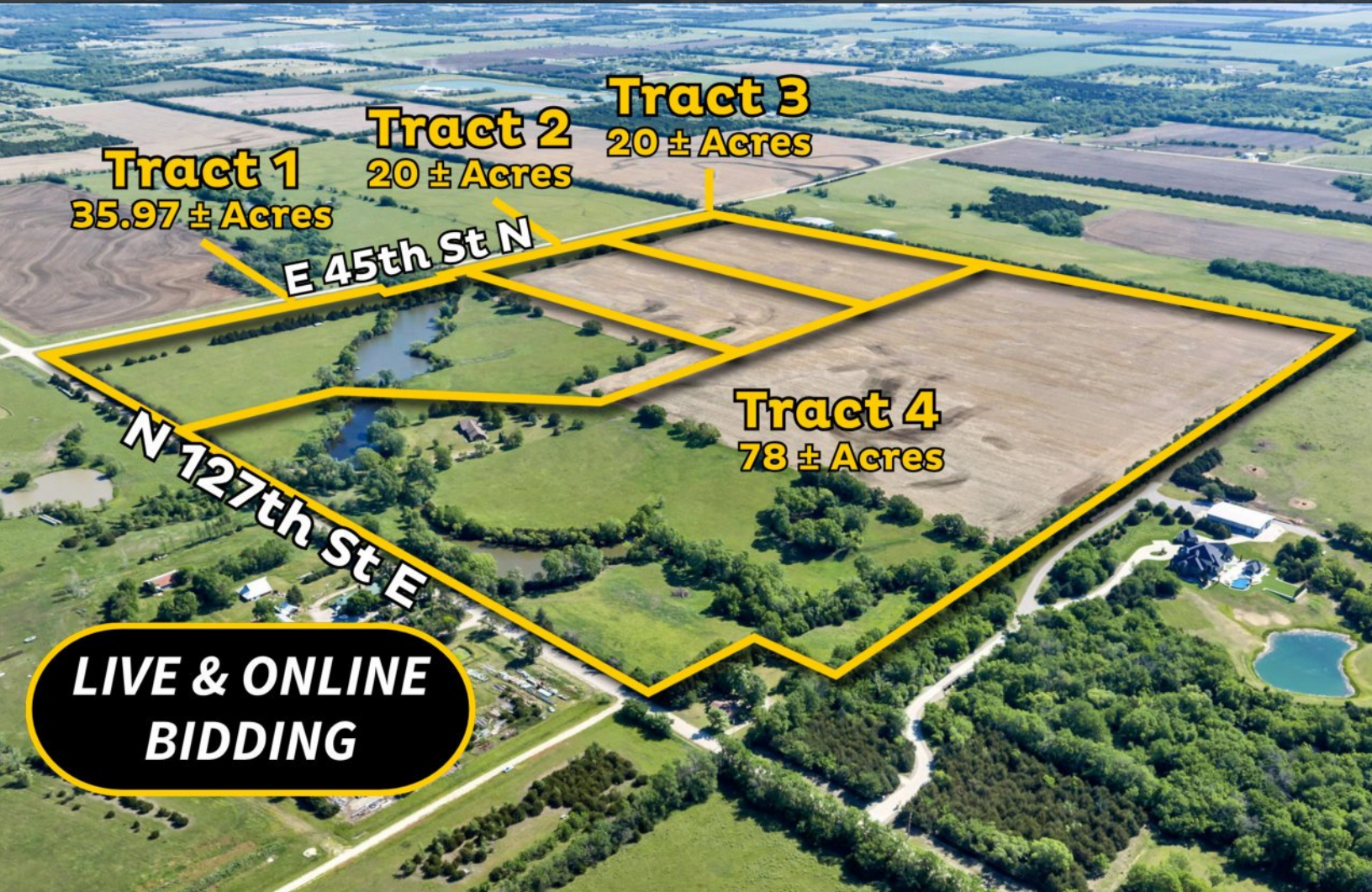


# AUCTION

Location: SE/c of E 45th St N & N 127th St E, Wichita, KS 67226

Live w/Online Bidding: Saturday, June 20th at 9:30am

Auction Location: 1551 Waterfront Pkwy, Wichita, KS (Commerce Bank Building)



**LIVE & ONLINE  
BIDDING**

**153.97 ± ACRES OFFERED IN 4 INDIVIDUAL TRACTS BY CHOICE  
MULTIPLE PONDS - HEAVY TIMBER - DEVELOPMENT OR HOMESITE POTENTIAL  
WHITETAIL DEER & TURKEY - TILLABLE ACREAGE - EXISTING RANCH HOME**

**Register to Bid: [www.ReeceNicholsAuction.com](http://www.ReeceNicholsAuction.com)**



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SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of ReeceNichols Alliance

**R | S RUPP | STEVEN**  
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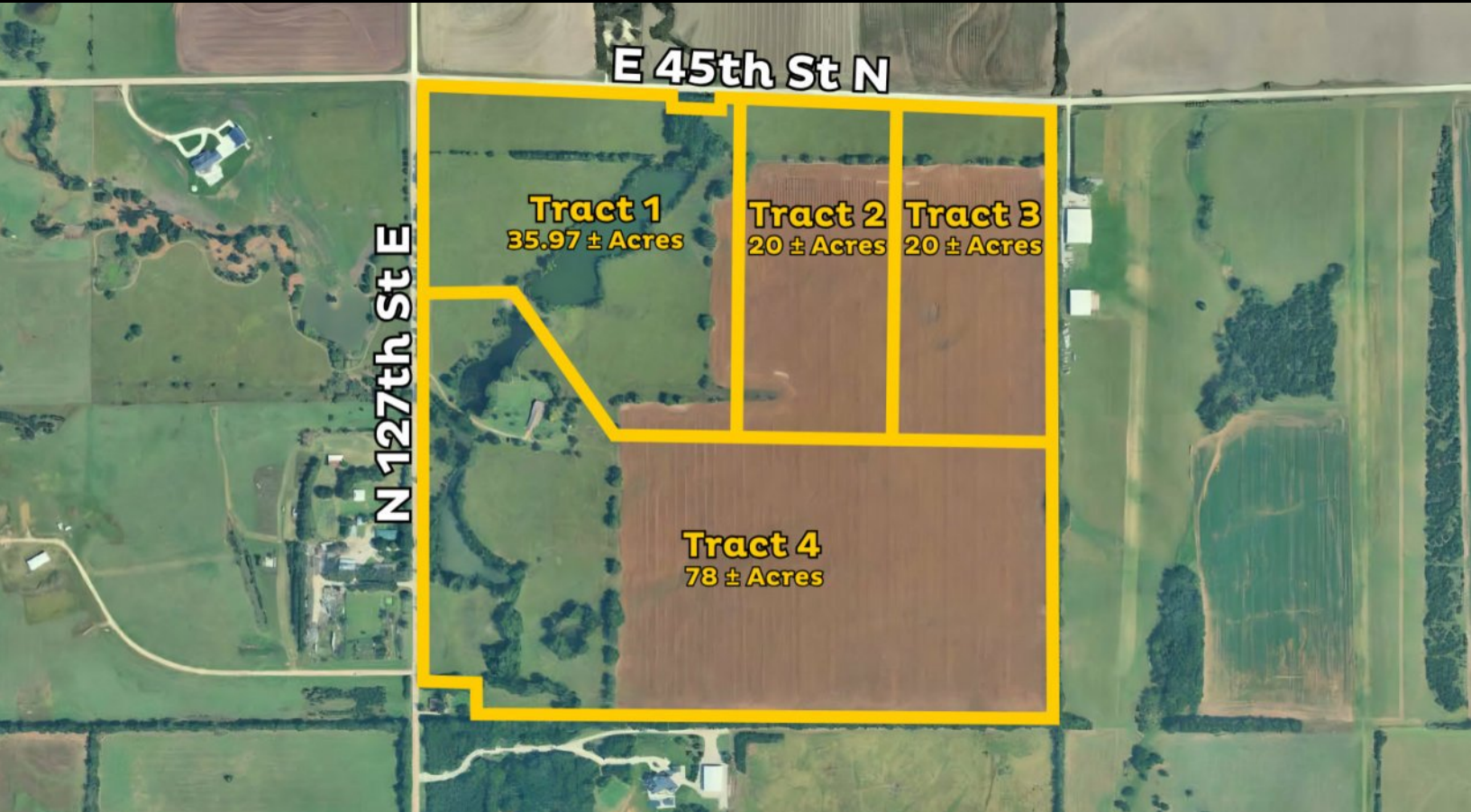
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## GENERAL DETAILS

**Acreage:** 153.97 ± Acres

**Schools:** USD 385 – Andover

**Zoning:** Rural Residential

## SALE PROCEDURE

We will offer tracts 1 through 4 by choice. The bidding will be by the acre with a 10% buyer's premium being added to the high bid. The high bidder will have their choice on which tract(s) they would like to purchase. Online bidders will be required to be available by phone during the auction. The properties will be sold subject to seller confirmation and the seller will have the right to accept or reject the high bids. At the conclusion of the bidding, we will present the high bids to the family to determine seller confirmation. Non-Refundable earnest money will be required as follows: Tract 1 - \$50,000.00; Tract 2 - \$25,000.00; Tract 3 - \$25,000.00; Tract 4 - \$75,000.00. Closings shall occur within 45 days after the full execution of the purchase agreement. If the property sells in its entirety as a whole, no survey will be required or performed. If any of the tracts sell individually (Tracts 1-4), the seller, at the seller's sole cost and expense, shall provide a boundary survey to establish the final legal descriptions and exact acreages prior to closing. In that case, the final total purchase price will be adjusted according to the surveyed gross acres. noted in the seller-provided survey prior to closing.



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**TRACT 1 DETAILS**

**Location:** SE/c of E 45th St N & N 127th St

**Acreage:** 35.97 ± Acres

**Zoning:** Rural Residential

**2025 Taxes:** TBD

**Highlights:**

- Large pond
- Fishing
- Multiple build-sites
- Timber
- Convenient access to NE Wichita





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**TRACT 2 & 3 DETAILS**

**Location:** E of E 45th St N & N 127th St E

**Tract 1 Acreage:** 20 ± Acres

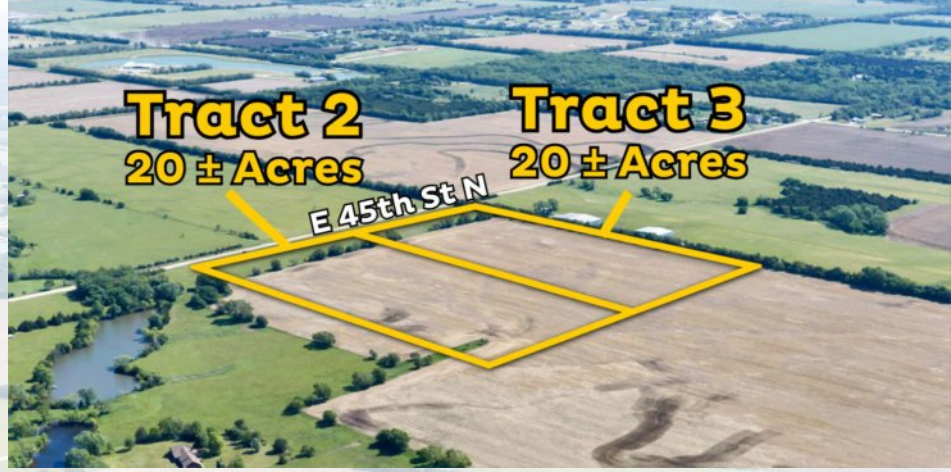
**Tract 2 Acreage:** 20 ± Acres

**Zoning:** Rural Residential

**2025 Taxes:** TBD

**Highlights:**

- Light Timber
- Multiple build sites



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## TRACT 4 DETAILS

**Location:** 4400 N 127th St E

**Acreage:** 78 ± Acres

**Zoning:** Rural Residential

**2025 Taxes:** TBD

### Highlights:

- Multiple ponds
- Hunting / Fishing
- Existing 4 bedroom home
- Tillable acreage
- Additional build sites

### HOME DETAILS:

#### Finished SF:

Main Level: 2,642 +/- SF

Basement: 300 +/- SF

**Bedrooms:** 4

**Bathrooms:** 3 Full

**Year Built:** 1972

#### Utilities:

- Butler Rural Electric
- Butler County Rural Water #5
- Kansas Gas Service
- Septic Tank



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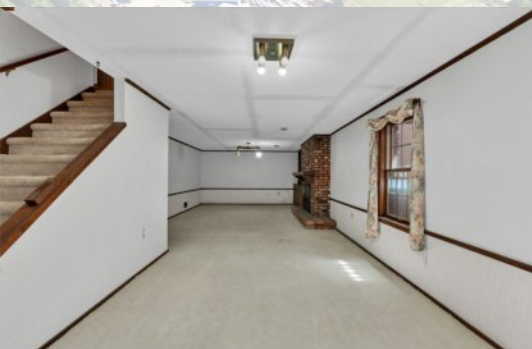
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**Terms:** Bidders are advised to thoroughly review the terms and details provided on the online bidding site. Any announcements made the day of the auction supersede any other advertised material. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing within 45 days. The successful bidder must immediately execute the provided auction purchase contract and deposit earnest money as follows: Tract 1 - \$50,000.00; Tract 2 - \$25,000.00; Tract 3 - \$25,000.00; Tract 4 - \$75,000.00. Earnest money must be deposited within the timeframe outlined in the auction purchase contract. Additionally, a 10% buyer's premium will be added to the final bid price. This auction will be held with live and online bidding. 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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