



ReeceNichols
AUCTIONS
An Independently Owned and Operated Member of ReeceNichols Alliance

AUCTION

Address: 201 S Kessler, Wichita, KS 67213

CHARMING 1.5 STORY TUDOR – LARGE LOT

CONVENIENT LOCATION NEAR SHOPPING, RESTAURANTS & ENTERTAINMENT

Online Bidding Only – Ends Friday, August 28th @ 11:30am



Register to Bid: www.ReeceNicholsAuction.com

GENERAL DETAILS:

Lot Size: 18,265 ± SF (0.42 ± Acres)

Above Ground SF: 1,760 ± SF

Basement SF: 499 ± SF

Bedrooms: 4

Bathrooms: 2

Garage: 1 car

Year Built: 1936

School District: USD 259- Wichita

2025 Property Taxes:

- General: \$2,525.89
- Specials: \$4.00



RS
RUPP|STEVEN

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Terms: Online 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 30 days. The successful bidder must immediately execute the provided auction purchase contract and deposit \$10,000.00 as earnest money within the specified time outlined in the 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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