AUCTION

Address: 26711 W 103rd St S, Viola, KS 67149

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



38.41 ± ACRE COUNTRY RETREAT WITH SCENIC STOCKED POND
RESTORED 1890 HOME – 5 BED – POLE BARN W/ STUDIO APARTMENT
WATERFOWL HUNTING & WILDLIFE – SWIM DOCK – PLAYGROUND

Register to Bid: www.ReeceNicholsAuction.com

R|S Rupp|Steven
ReeceNichols South Central Kansas

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

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COUNTRY RETREAT WITH LARGE LAKE IN SEDGWICK COUNTY
DEER, TURKEY & WATERFOWL HUNTING – 5 BEDROOM HOME
120' X 40' POLE BARN – PLAYGROUND – ADDITIONAL STORAGE BUILDING

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GENERAL DETAILS

Total Acreage: 38.41 ± Acres
Zoning: Rural Residential
School District: USD 356 - Conway Springs
Utilities:

- Sedgwick County Electric Co-Op
- Well provides all domestic and irrigation water to the property
- Lagoon
- Suppesville Propane
  - 500 Gallon tank for the home is owned
  - 500 Gallon tank for the shop is leased

2026 Taxes:
General: $5,491.97
Specials: $4.00

Highlights:

- Stocked Lake w/ Largemouth Bass, Blue Gill, and Red Ear
- Beautiful sunset and water views with gazebo
- Irrigation lines run to landscaping around the home and outbuildings
- Full playground – electric service and water available

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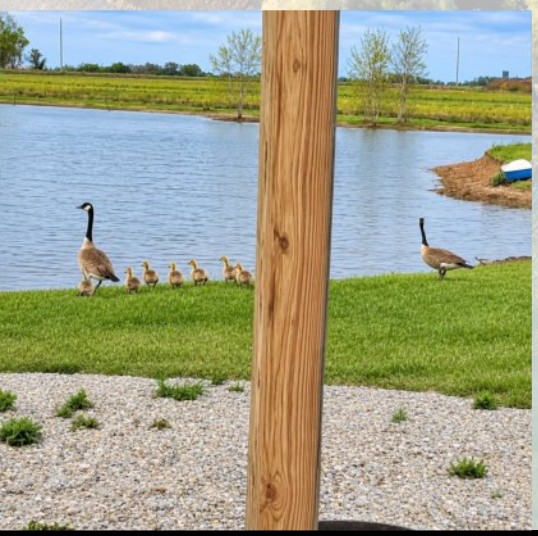
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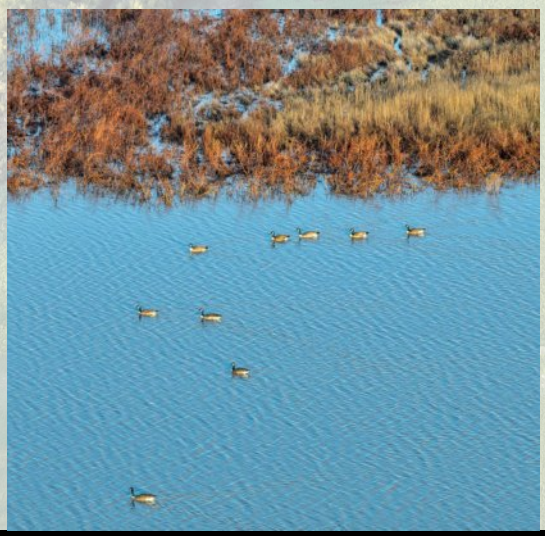
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A HOME RICH IN HISTORY

Preserving the Past, Embracing the Future

A remarkable piece of Kansas history, thoughtfully restored for generations to come.

Dating back to the late 1800s, this extraordinary home has a story unlike most. Originally located at 24500 W 95th Street South, the historic farmhouse was relocated to its current setting in 2019 and placed on a new concrete foundation, preserving a beautiful example of the craftsmanship and architectural character of its era.

What makes this property especially unique is that the original historic home remains intact. Rather than altering its historic identity, a primary bedroom and attached garage were thoughtfully incorporated, maintaining the same architectural style and seamlessly blending the original structure with the modern addition.

From its distinctive exterior to its timeless architectural details, the home reflects a commitment to preserving its heritage while providing the space and functionality desired for today's living.

The home's relocation was more than simply moving a structure. It was an opportunity to preserve a piece of history and give it a new chapter.

A Rare Opportunity to Own a Piece of History

For buyers who appreciate historic architecture, distinctive properties, and homes with a story to tell, this is a truly special opportunity. The combination of an intact original farmhouse, complementary expansion, and remarkable relocation history creates a residence that simply cannot be replicated.

More than a home, it's a piece of the past preserved for the future.





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HOME DETAILS:

Total SF: 4,064 ± SF

- **Total Finished SF:** 3,026 ± SF
- **Basement SF:** 1,038 ± SF Unfinished

Bedrooms: 5

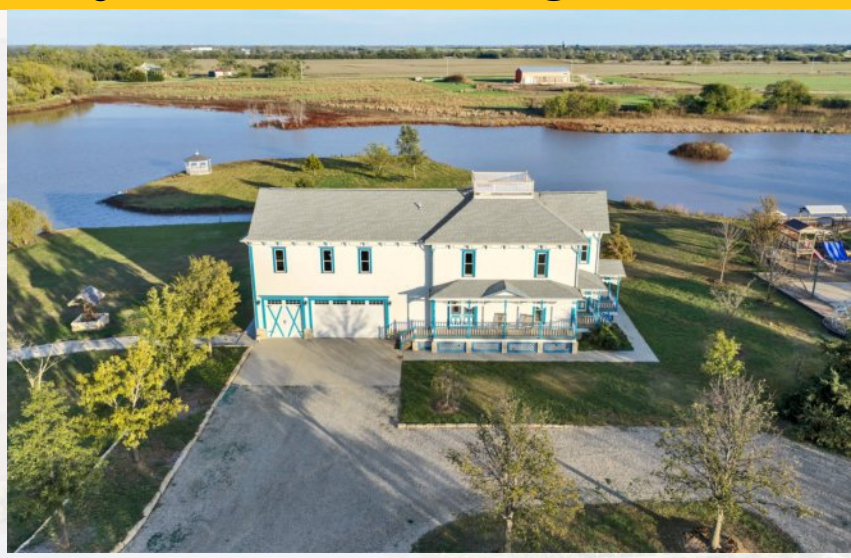
Bathrooms: 3 Full Baths

Garage: 3 Car - Insulated

Year Built: 1890 - Remodeled & relocated to the property in 2019

Home Highlights:

- Primary Suite and garage additions were added in 2019
- Large walk in closet and en suite primary bath
- Original Hardwood floors
- Wraparound Porch
- Unfinished basement with potential for additional finished SF
- Roof , Siding, Windows, Insulation, HVAC, plumbing, and electric has been replaced in the last 6 years
- Water Well, Lagoon, and Electric service all established in 2019
- Home features a whole home water softener and reverse osmosis system at the kitchen sink









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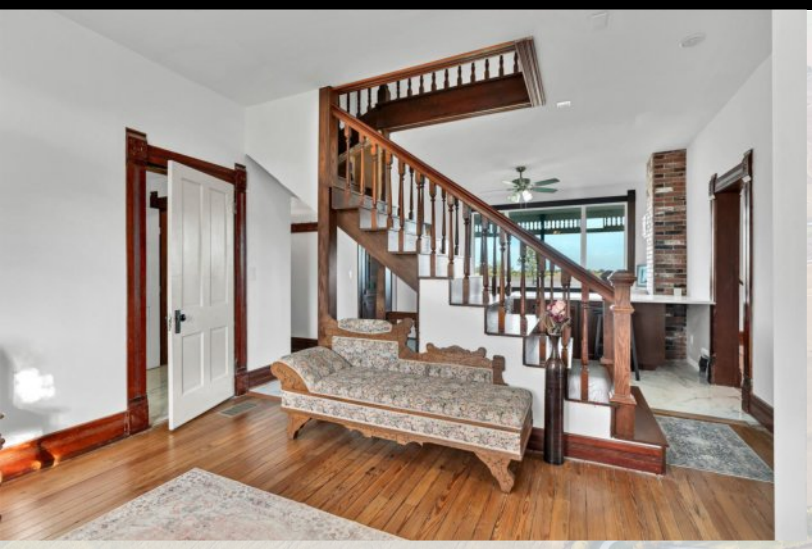
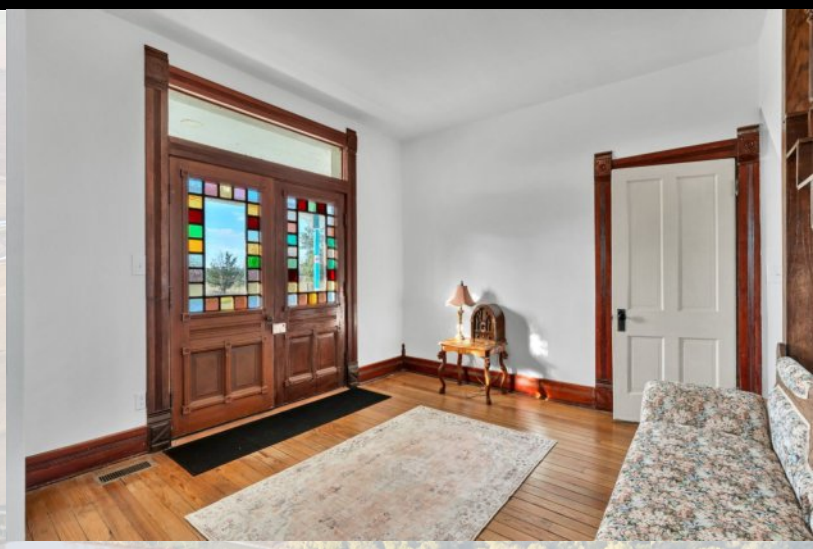
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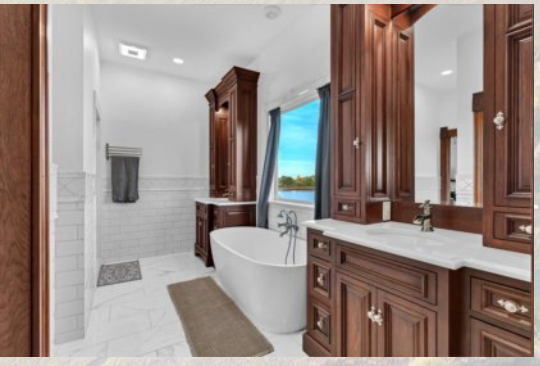
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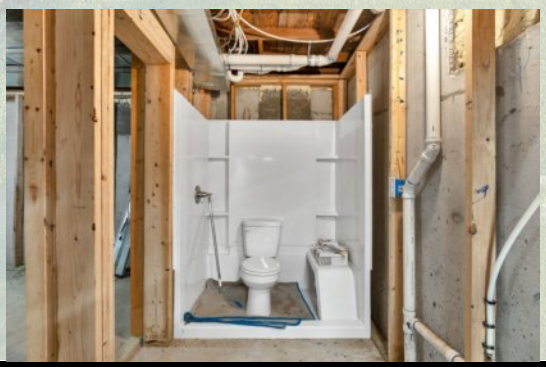
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POLE BARN:

- 40'x120' (4,800 +/- SF)
  - 3,200 +/- Shop SF
  - 1,600 +/- Covered Parking Area
- 2 Insulated 14x14 Overhead Doors
- Studio apartment w/ potential for an additional bedroom and bathroom
- Outdoor grilling area with beautiful views of the lake
- Plumbed for an outdoor kitchen
- Firepit







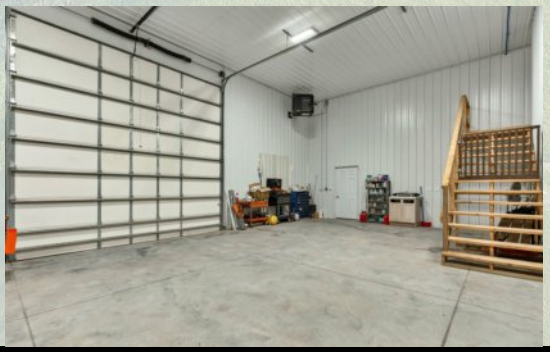














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STORAGE SHEDS:

1 - 10 x 20 Shed

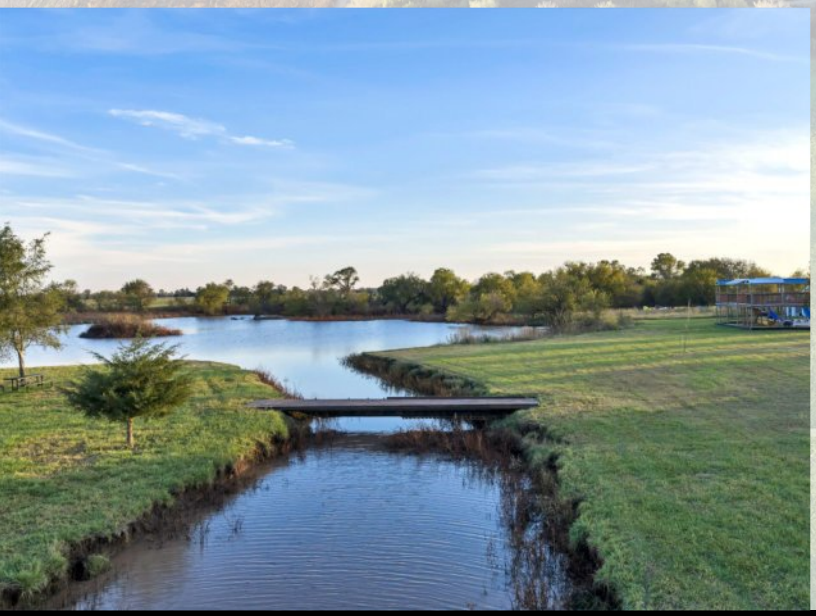
1 - 20' X 20' Shed

- 2 Overhead doors: 16' x 7' and 8' x 7'
- Concrete floor
- Electricity available but the shed has not been wired











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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 must immediately execute the provided auction purchase contract and deposit $50,000.00 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 is conducted exclusively online, with a 2-minute bidding time extension. 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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