

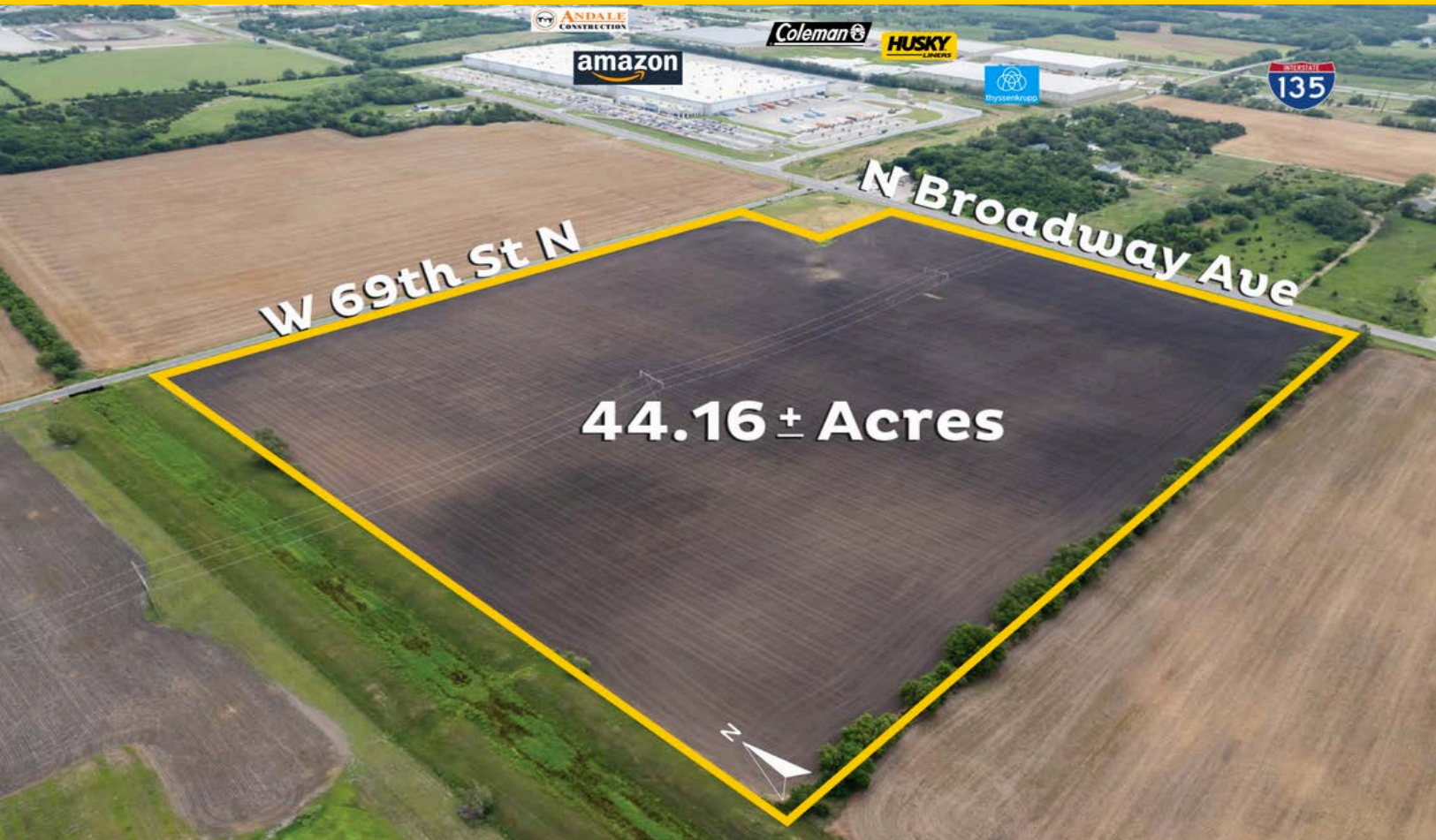


**RUPP STEVEN**  
ReeceNichols South Central Kansas

# LAND AUCTION

## SEDGWICK COUNTY, KS LAND

**Location: SW of W 69th St N & N Broadway St, Valley Center, KS**  
**44.16 ± ACRES - ADJACENT TO AMAZON - DEVELOPMENT/HOMESITE POTENTIAL**  
**Online Bidding Only - Ends Friday, March 28th @ 12:30pm**



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

**Total Acres:** 44.16 +/- Acres  
**Zoning:** SF-20 Single Family  
**Possession:** At Closing  
**School District:** USD #262 Valley Center  
**2024 Taxes:**

- General: \$222.93
- Specials: \$2.21

**Highlights:**

- Black Top Road Access
- Valley Center Schools
- Easy access to Wichita Amenities
- Build your dream home or invest in potential future development





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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 agreement and deposit \$40,000.00 as earnest money within the specified time outlined in the agreement. 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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