

RS
RUPP|STEVEN

LAND AUCTION

14808 NW Parallel St, Benton, KS | 290.50 Acres

Saturday, November 7th @ 11:00 a.m. | On-Site and Online Bidding

**WHITEWATER RIVER & CREEK - HEAVY TIMBER - CABIN - CROPLAND
SCENIC VIEWS - GREAT LOCATION - HUNTING & RECREATIONAL LAND**



This is a remarkable hunting and recreational country estate located in Butler County, KS just Northeast of Wichita. This prime 290.5 acre property features heavy timber, the Whitewater Creek, the West Branch Whitewater River, ATV paths, cropland, a cabin, and scenic views. The makeup of the land provides a secluded country escape and incredible hunting opportunities for trophy whitetail deer and turkey. As you meander up the scenic private drive you will arrive upon a cabin that was built in 1993 and has 1 bedroom, a wood burning fireplace, a full kitchen, a mezzanine for extra storage or living space, a wraparound deck, and a living room with incredible views. In addition to the land features, the tracts are within close distance from Wichita, Kansas and the surrounding towns insuring this as a quality long-term investment. Estates of this caliber are seldom available to purchase.



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JOHN RUPP, ALC | JAKE STEVEN, ALC | LARRY LEVICH
316.260.5900 | rncommercial.com

Total Acres: 290.50 +/- Acres

Legal: The South 1/2 except the West 436' of Section 33, Township 25 South, Range 3 East, Butler County, KS

School District: USD 375 - Circle School District

2019 Taxes: \$3,465.82

Utilities:

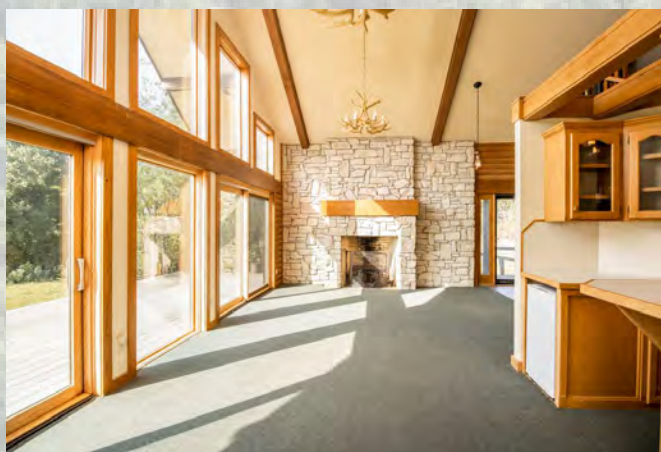
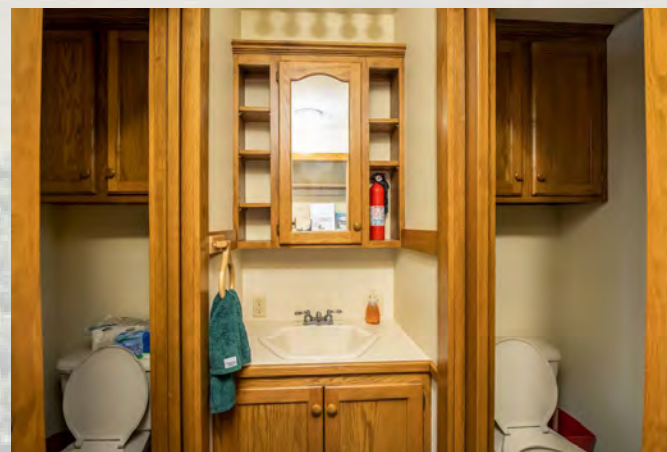
- Electricity
- Private Water

Home Details:

- Total SF: 1,129+/- SF
- Bedrooms: 1
- Baths: 1
- Year Built: 1933

Highlights:

- Secluded Cabin with Scenic Views
- Abundant Natural Light
- Wood Burning Fireplace with Beautiful Stone Facade
- Spacious Wrap Around Deck
- Vaulted Ceiling
- His and Her Toilets
- Large Jet Tub for Two
- Seperate Laundry Room
- Loft Space for Additional Bedroom, Bonus Room and/or storage
- Well Maintained and Move-In Ready



Terms: The property is selling in a "Where Is, As Is" condition without any warranties of any kind. \$75,000.00 earnest money due the day of the auction. Sale is subject to seller confirmation with closing within 45 days. There is a 10% buyer's premium that will be added to the final bid price. Broker will offer to a participating broker 3% of the final price at closing provided their client is the successful bidder. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale.



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