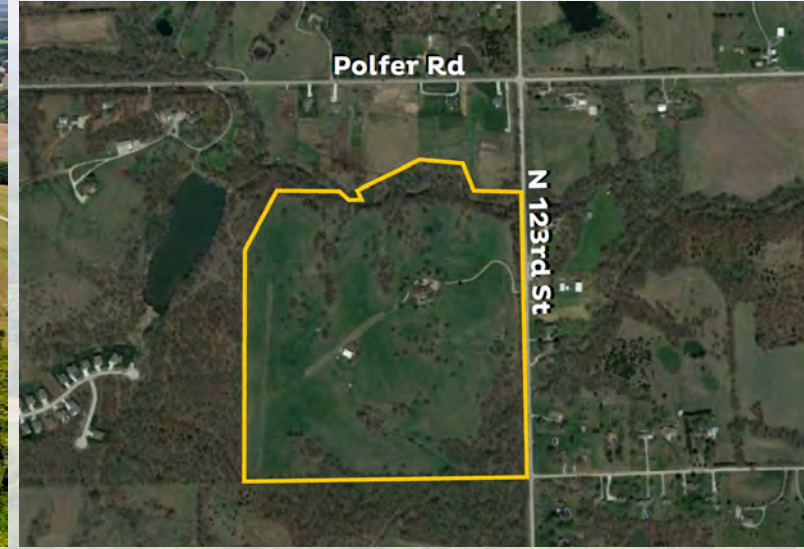


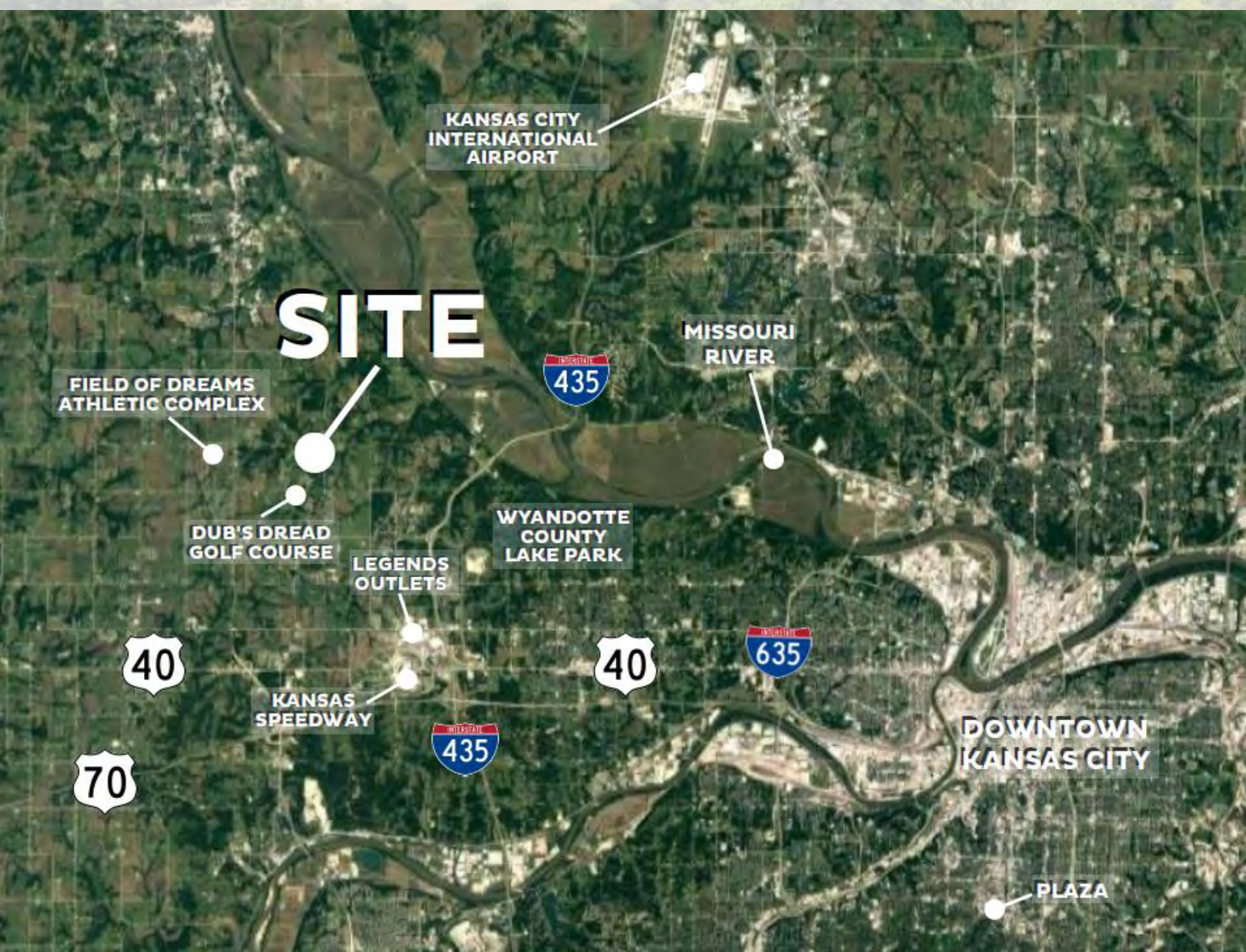


R|S
RUPP|STEVEN
ReeceNichols Auctions

AUCTION
5300 N 123rd Street, Kansas City, KS 66109

High End Country Estate Near Legends Outlets in KC

**FUTURE DEVELOPMENT POTENTIAL - LARGE HOME - POOL
AIRPLANE HANGER & LANDING STRIP - TIMBER - POND
SCENIC VIEWS - GATED ENTRANCE - PAVED DRIVEWAY**



Online Only Bidding - Ends Thursday, December 2nd @ 1:00pm



Terms: The property is selling in a "Where Is, As Is" condition without any warranties of any kind. Sale is subject to seller confirmation with closing within 45 days. The successful bidder will be required to deposit \$100,000.00 as earnest money the day of the sale. There is a 10% buyer's premium that will be added to the final bid price. Bidding is open and closes on Thursday, December 2nd at 1:00pm. Bidding will remain open until 1 minute has passed without receiving an acceptable bid. Broker will offer to a participating broker 3% of Broker's 10% at closing provided their client is the successful bidder. All information contained in this Brochure 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 Brochure are approximate and may not be to scale.

ReeceNichols
AUCTIONS
An Independently Owned and Operated Member of ReeceNichols Alliance


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Visit: www.ReeceNicholsAuction.com

Total Acreage: 80.07 +/- Ac
Zoning: WAG
County: Wyandotte
Schools: USD 203 - Piper
Legal: Long legal, contact agent
Taxes: \$12,679.00
Home Details:

- 4 bedrooms
- 4.5 baths
- 6,850 Total SF
 - 4,220 up
 - 2,630 down
- Built in 1989
- In-ground pool
- Walk out basement
- 1.5 stories
- 2 fireplaces
- Office, formal living room, main floor master, mud room, workshop
- Vaulted ceiling & floor to ceiling stone fireplace in great room
- Pool storage room

Other Features:

- Airplane hangar or equipment building
- Airplane landing strip
- Pond
- Hunting opportunities
- Private fencing
- Paved scenic driveway with circle drive
- Short drive to Kansas City Speedway, Legends Outlets & amenities
- Property backs up to Canna Lakes & Freeman Farms

Utilities:

- Septic • City Water • Natural Gas





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