



RUPP|STEVEN
ReeceNichols South Central Kansas

LAND AUCTION

SMITH COUNTY, KANSAS

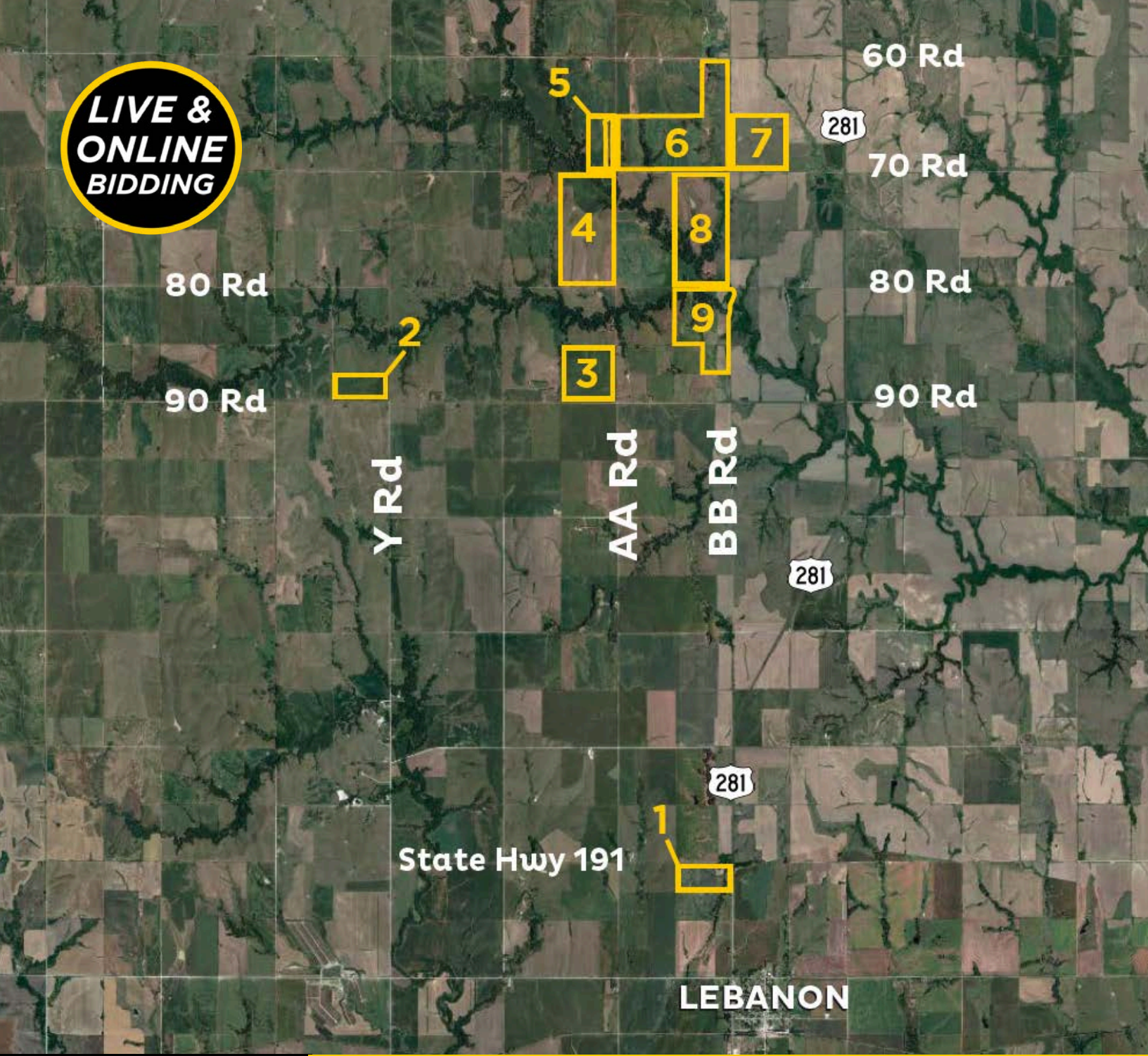
1,770 +/- ACRES OFFERED IN 9 TRACTS

PRODUCTIVE CROPLAND - CREEKS - PONDS - PASTURE LAND

TROPHY WHITETAIL & TURKEY HUNTING - SCENIC TERRAIN

Friday, December 6th @ 2:00pm | 420 Main St, Lebanon, KS (Lebanon Community Center)

**LIVE &
ONLINE
BIDDING**



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

Jake Steven, ALC
316.708.5960
jake@reecenichols.com

John Rupp, ALC
316.250.5198
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Reese Bayliff
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Terry Rupp, ALC
316.259.2106
terry@reecenichols.com



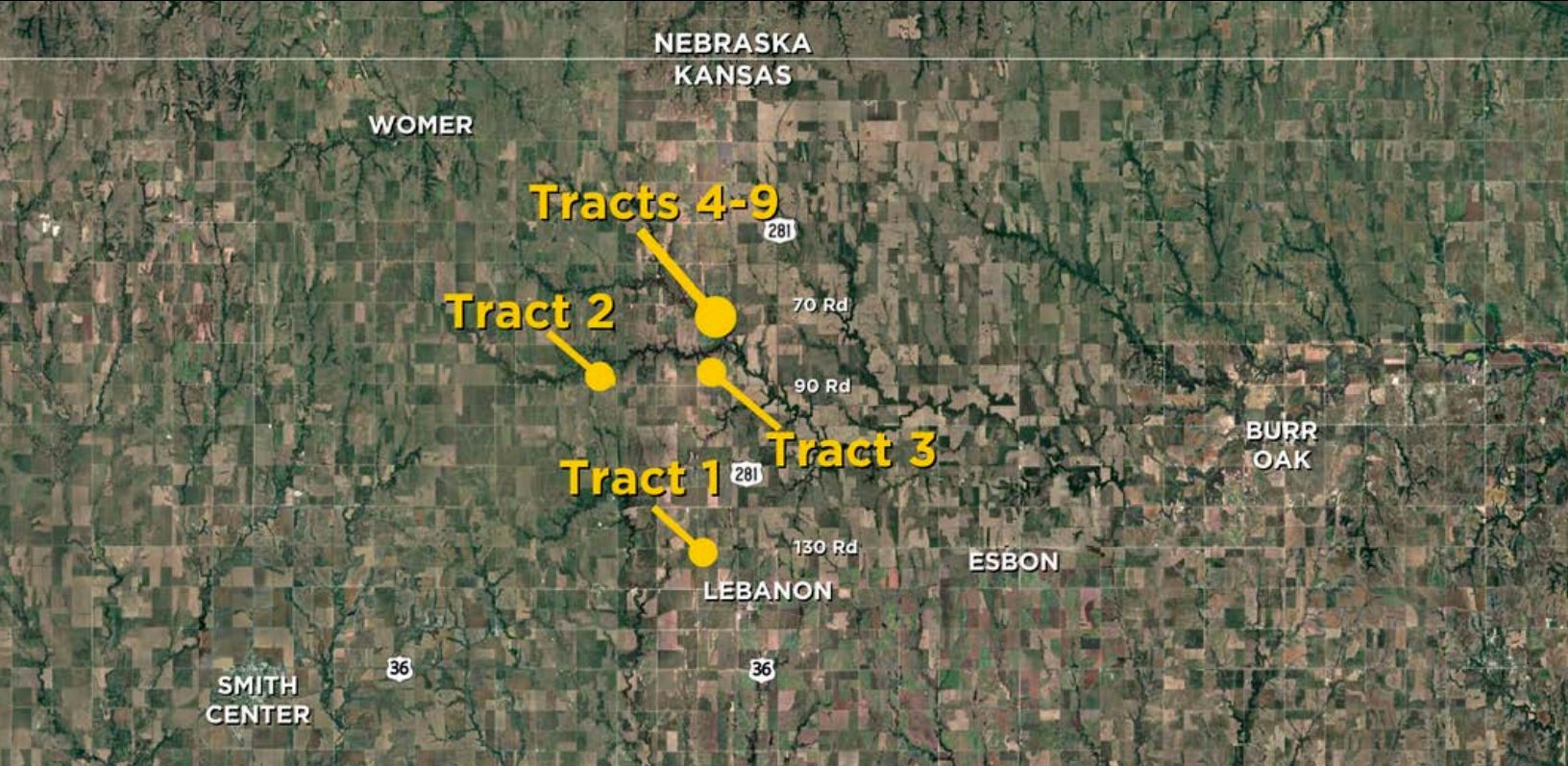
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Bidding Process

- Tracts 1 through 9 will be offered individually in numerical order.
- No Alternating or Combining: Each tract will be sold individually, with no alternating between tracts and no combining at the end.
- Seller Confirmation: All sales are subject to seller confirmation.
- Per-Acre Bidding: No buyer's premium will be applied.

Closing & Payment Terms

- Closing Date: On or before December 31, 2024
- Earnest Deposit: 10% down payment required on auction day
- Online Bidders: Must be available by phone during the auction

Additional Details

- Mineral Rights: Seller's mineral interest will transfer with the sale.
- Tenant, FSA, and Soil Information: Available upon request.

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 on or before December 31st, 2024. The successful bidder must immediately execute the provided auction purchase agreement and deposit 10% of the gross purchase price as earnest money within the specified time outlined in the agreement. Bidding is by the acre; take your bid amount times the total number of acres noted on the brochure to determine the total purchase 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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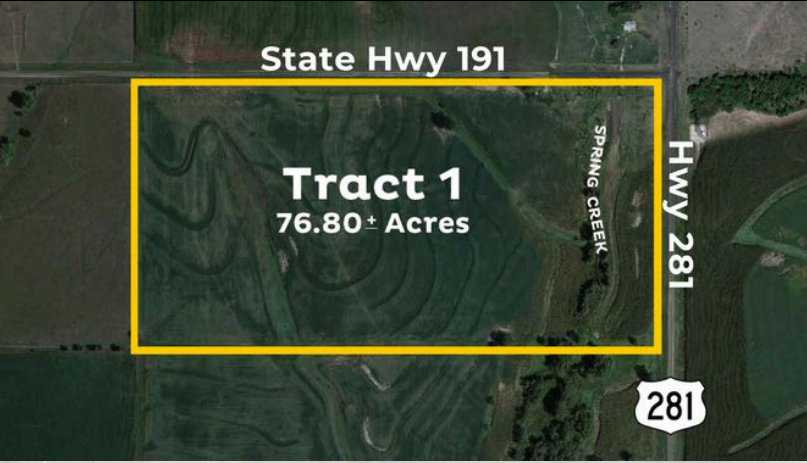
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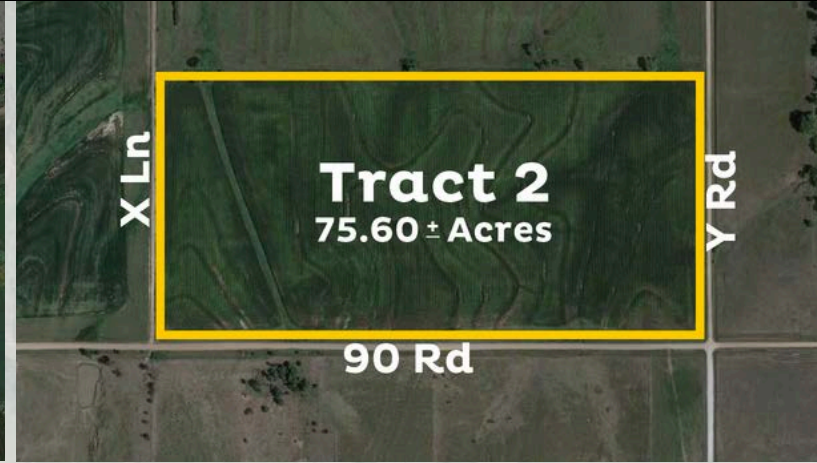
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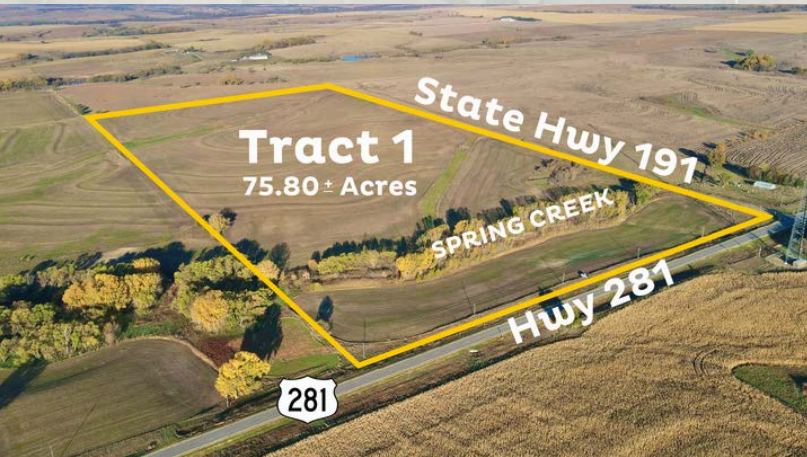
Tract 1

Total Acres: 76.80 +/- acres
Cropland Acres: 69.44 +/- acres
Located In: Section 4, Township 3 South,
 Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$1,208.16



Tract 2

Total Acres: 75.60 +/- acres
Cropland Acres: 70.92 +/- acres
Located In: Section 12, Township 2 South,
 Range 12 West, Smith County, KS
2023 Real Estate Taxes: \$1,271.20





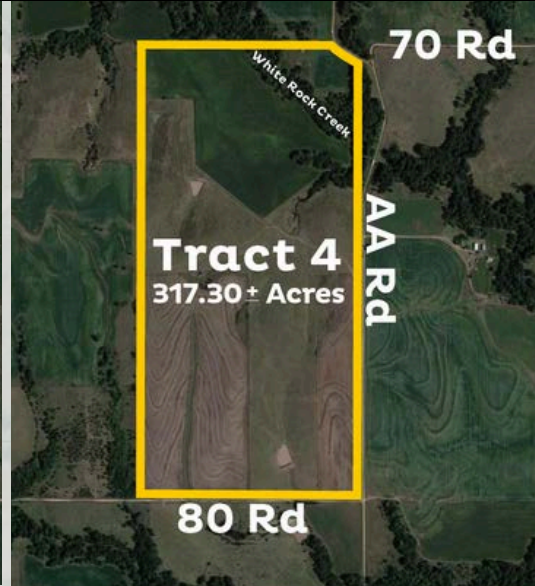
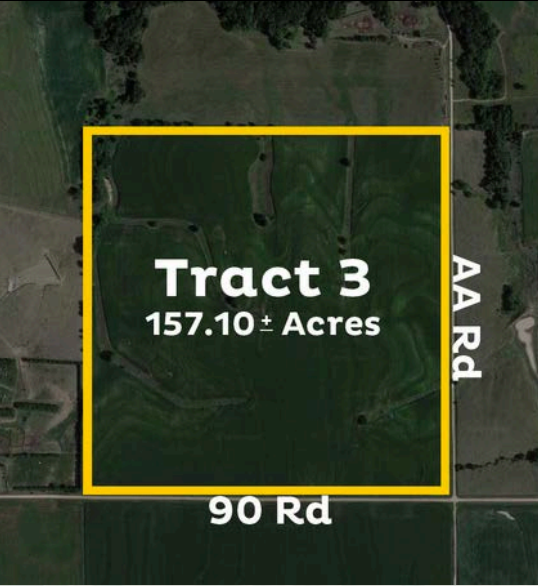
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Tract 3

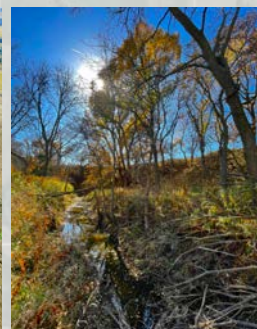
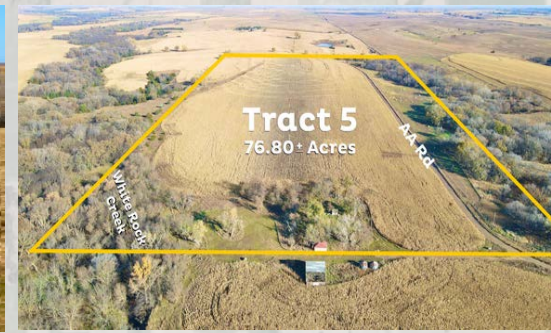
Total Acres: 157.10 +/- acres
Cropland Acres: 143.41 +/- acres
Located In: Section 8, Township 2 South, Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$2,379.50

Tract 4

Total Acres: 317.30 +/- acres
Cropland Acres: 159.72 +/- acres
Located In: Section 5, Township 2 South, Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$3,655.82

Tract 5

Total Acres: 76.80 +/- acres
Cropland Acres: 48.78 +/- acres
Located In: Section 32, Township 1 South, Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$1,046.46

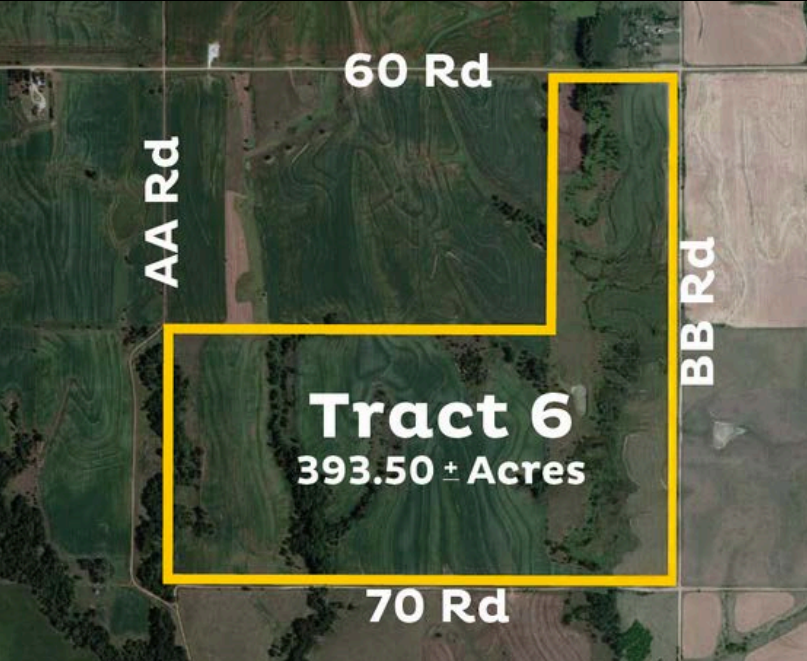


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Tract 6

Total Acres: 393.50 +/- acres
Cropland Acres: 218.95 +/- acres
Located In: Section 33, Township 1 South, Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$3,624.56

Tract 7

Total Acres: 157.40 +/- acres
Cropland Acres: All Pasture, No Cropland
Located In: Section 34, Township 1 South, Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$504.62





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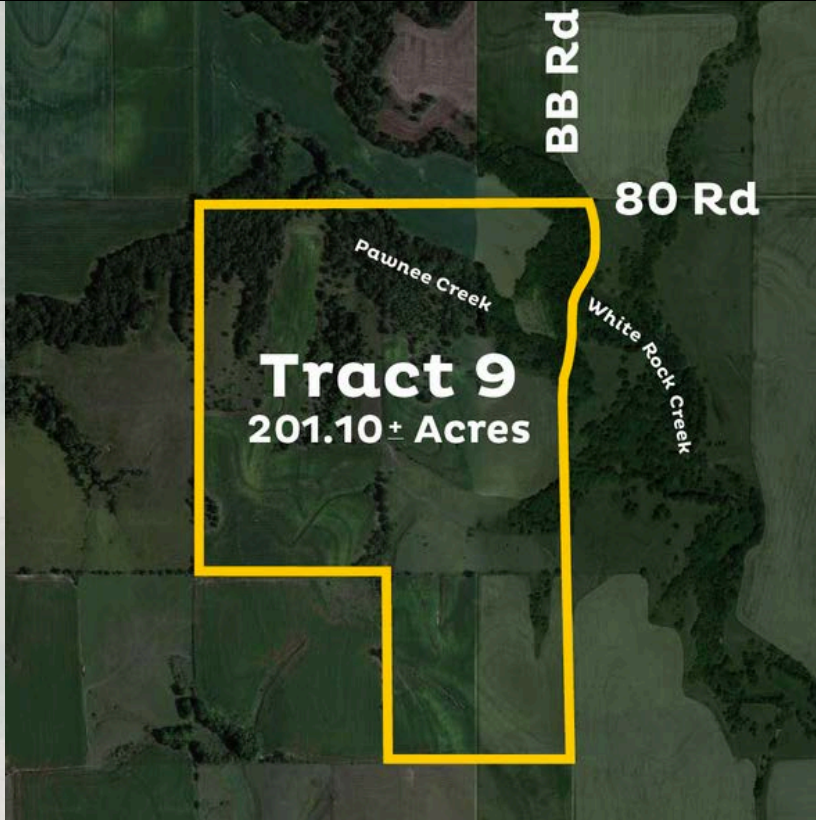
70 Rd

Tract 8
314.40 ± Acres

BB Rd

80 Rd

White Rock Creek



BB Rd

80 Rd

Tract 9
201.10 ± Acres

Pawnee Creek

White Rock Creek

Tract 8

Total Acres: 314.40 +/- acres
Cropland Acres: 149.61 +/- acres
Located In: Section 4, Township 2 South,
 Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$3,569.50

Tract 9

Total Acres: 201.10 +/- acres
Cropland Acres: 112.40 +/- acres
Located In: Section 9 & 10, Township 2 South,
 Range 11 West, Smith County, KS
2023 Real Estate Taxes: \$2,270.40

