



REAL ESTATE AUCTION

LIVE & ONLINE

HELD ON-SITE @ 18310 S FAIRVIEW RD, ARLINGTON KS

SATURDAY, OCTOBER 17TH, 2026 @ 10 A.M.



OPEN HOUSE

Friday October 2nd 5:30 to 7:00 pm

**LARGE 2-STORY
5 BEDROOM, 3
BATH HOME WITH
40.76 ACRES**

LEGAL DESCRIPTION
The Northwest Quarter of
the Southwest Quarter of
Section 25-25-8 in Reno
County, KS

DIRECTIONS
From the east edge of
Arlington, go south on
Fairview Rd 3 ½ miles

SELLER:
George Rickey
Robertson & Martha
Sue Miller

- Features a 2-story farm home with 2536 sq. ft. of living space with 1268 sq. ft. on the main floor. It has 4 bedrooms & 1 full bath upstairs plus an inside and outside entrance. The main floor has a large master bedroom with an attached bathroom, handicapped shower, walk in closet, large living room, & large formal dining room
- A modern kitchen with tile floor, dishwasher, like new range, stainless steel refrigerator, utility room with washer & dryer, and an extra full bathroom and all appliances sell with the house.
- Lot of the floors have hardwood flooring
- Home was remodeled in 2021
- Home has central heat & air, vinyl siding, unfinished attic, large wrap around porch, and a partial basement
- This property has large, mature trees around the house
- Other improvements include a detached 2 car garage with mother-in-law quarters, nice cabin with kitchen, bath and an enclosed porch
- A 42x60 ft. round top shed with large roll up door, 24x30 ft. metal shed, 20x60 ft. chicken house, and several cattle sheds
- Lots of new fencing in 2025, corral woven wire fence, barb wire pasture fence; ideal for any kind of livestock
- Other improvements to the property include a new septic system installed in 2024, new furnace and AC fan motor this year. All electric lines buried from the road to the house, round top shed, and barn
- It is everyone's dream home, ready to move in, well maintained, and cared for. Could make a great Air B & B or Bed & Breakfast
- Access is good, located on a gravel road, close to Arlington, KS
- There is room to expand, this property has all kinds of opportunities
- A nice quiet, peaceful county living at its best. Must see to appreciate, you will like what you see, an above average property that only becomes available once in a lifetime
- Note: The buyer shall have 1st option to buy the adjoining 40 acres to the south of the property.



Paul Nisly

Auctioneer

620.727.7399

620.259.9445

www.nislyauktion.com



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



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Terms: \$20,000 down on sale day and the balance due in 30 days, not contingent upon financing; see additional terms at bottom of sale flyer. Taxes: \$5787.23 to be prorated at closing. Sellers will furnish clear Title Insurance, Buyer will pay the closing fee at the Title Company, no Buyers premium will be charged, mineral rights not reserved by the sellers, transfers to the buyers. Properties sold as is without written or implied guarantees, prospective buyers may conduct their own inspections prior to the auction. Property sold subject to any easements of record. Any announcements made on sale day take precedence over the auction ad. All information is deemed accurate and reliable to the best of our knowledge.



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