



Sedgwick Co. Land Auction



Wednesday, March 5, 2014 10:00 am
AUCTION LOCATION: Derby Golf & Country Club,
2600 Triple Creek Dr., Derby, KS

150 + acre tract of Sedgwick Co. land located at 55th St S & Oliver

LEGAL DESCRIPTION

Part of the SW ¼ 24-28S-1E

LOCATION: Located at the
northeast corner of 55th St. S.
and Oliver

DESCRIPTION: Approximately
150 acres with 38 acres of
cultivation, 95 acres in prairie
grass meadow and the balance
in trees. There is a heavily
treed area in the northeast
corner that is a haven for deer
and turkey.

ZONING: Zoning designations
that apply to the property are
IPA, AO2, and AFPO.

POSSESSION: Buyer will receive possession of hay meadow at closing. Buyer will receive possession of cultivated after 2015 harvest.

TAXES: \$298.80 Taxes for 2014 will be prorated between buyer and the Seller.

MINERALS: All of the minerals shall go to the Buyer.

TERMS: \$30,000 earnest money day of auction, balance to be paid by cashier's check on or before April 4, 2014. The buyer and seller shall share equally in the title insurance premium and closing cost. All announcements day of auction take precedence over all printed advertising.

For information call Gene Francis or Katie Ternes at 316-524-8345

AUCTION CONDUCTED BY

GENE FRANCIS & ASSOCIATES
REAL ESTATE BROKERS & AUCTIONEERS

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