



LAND AUCTION



Sedgwick Co., KS – 68 +/- Acres Multi-Parcel Auction

Tuesday, June 9, 2020 6:00 PM

**Auction Location: Tanganyika Wildlife Park Event Center
1000 S Hawkins Ln, Goddard, KS**

LEGAL DESCRIPTION: Part of the SW ¼ of 17-27S-3W of Sedgwick Co., KS (Security 1st Title to provide full legal)

LOCATION: From Garden Plain, KS go north on 295th St W for 2 miles Property is located in the northeast corner of 295th St W & 4th St (Central).

DESCRIPTION: Great opportunity to purchase choice of 3 small acre tracts 2 miles north of Garden Plain, KS. These tracts would make great home sites and is in the Renwick School District. There is blacktop frontage and electricity is available. Tract 1 consists of 20 +/- acres to all cultivation, Tract 2 consists of 28 +/- acres to all cultivation, and Tract 3 consists of 20 +/- acres to all cultivation. Acreages are subject to an official survey.

TAXES: \$352.42 Taxes will be prorated to the date of closing.

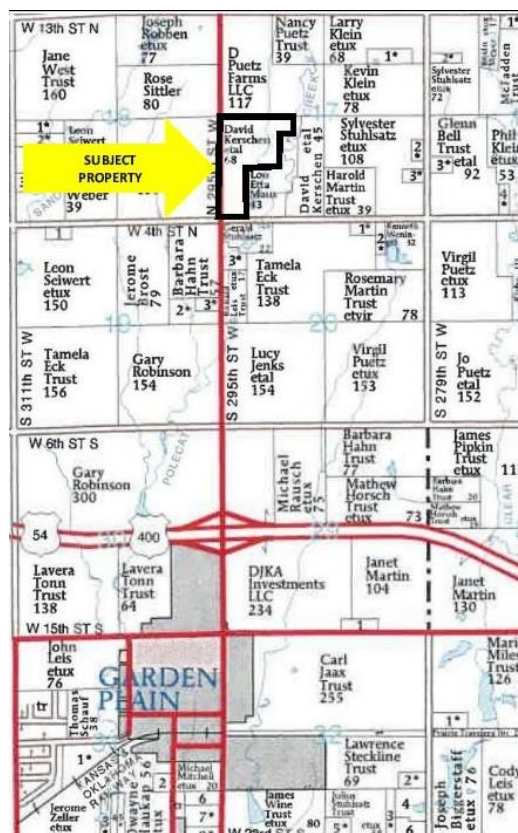
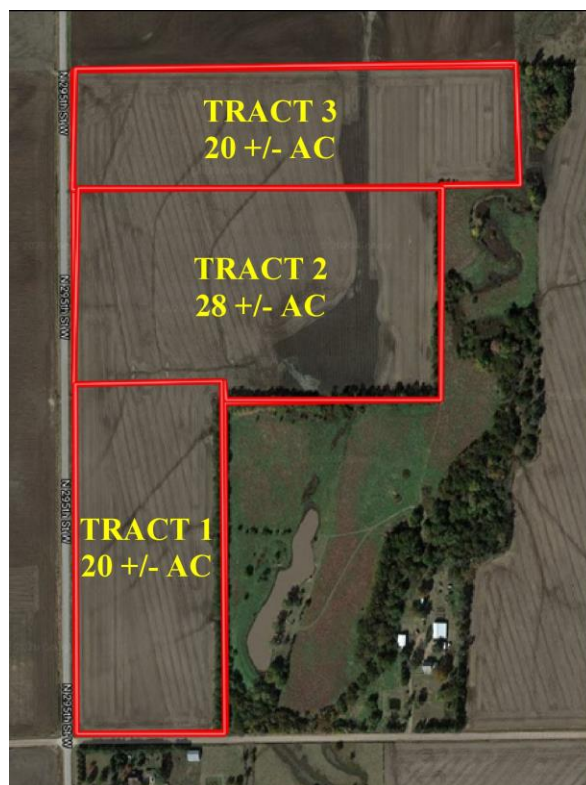
MINERALS: Seller's minerals interest will be transferred to the Buyer.

POSSESSION: Buyer will receive possession after 2020 wheat harvest.

METHOD OF AUCTION: Tract 1, 2, & 3 will be auctioned separately. Bidding will then be open to all buyers in the options which they choose. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

TERMS: \$5,000.00 down as earnest money due day of auction on each tract with balance due on or before July 9, 2020. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. Gene Francis & Associates is an agent of the Seller.

***Great opportunity to purchase acreage for a
homesite on blacktop frontage!***



**GENE
FRANCIS
& ASSOCIATES**

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