

SIMULCAST LIVE & ONLINE MULTI-PARCEL LAND AUCTION

69 +/- ACRES • SEDGWICK COUNTY, KANSAS

THURSDAY, FEBRUARY 16, 2023 • 6:00 PM

LIVE LOCATION: Gene Francis & Associates Auction Facility
12140 W. K-42 Hwy, Wichita, KS 67227

ONLINE BIDDING: Bidding at gavelroads.com.

Multi-Parcel - Tract 1 - 23+/- Acres Tract 2 - 23+/- Acres Tract 3 - 23+/- Acres

LEGAL DESCRIPTION: The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 28, Township 28, Range 2 West except two 5 +/- acre tracts in Sedgwick Co., KS. (Full legal description to be provided by title company).

LOCATION: From Goddard, KS go east on Kellogg to 183rd St W. Take 183rd St W going south for 5 miles. Go east on 55th St S for 1/2 mile. Property is located at the southwest corner of 55th St S & 167th St W.

DESCRIPTION: 3 - 23 +/- acre tracts available for auction. Total acreage is 69 +/- with 67.6 acres of cultivation. Soil types are all Blanket silt loam Class 2. The property is in the Clearwater School District. These tracts are prime pieces of farmland located on a blacktop road. Gas and rural water lines are available to connect to.

TAXES: 2022 - \$637.72 Taxes will be prorated to the date of closing.

MINERAL RIGHTS: All of Seller's mineral interest will pass to Buyer.

POSSESSION: Possession will be upon the 2023 wheat harvest. Buyer will receive cash rent of \$75 per acre.

METHOD OF AUCTION: Tracts 1, 2, & 3 will be auctioned separately and then will be offered in any combination the bidder chooses. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

TERMS: \$10,000.00 Earnest money per tract required and shall be paid the day of the auction with the balance due on or before March 20, 2023. Property is selling in "as is condition" and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. 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 the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.



Broker's Comment: These 3 tracts offer great build sites within minutes of Wichita with blacktop frontage.

Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker (316) 425-7732.



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Online bidding at gavelroads.com.

