

LIVE AND ONLINE • MULTI-PARCEL

LAND AUCTION

73+/- ACRES • SEDGWICK COUNTY, KANSAS

THURSDAY, SEPTEMBER 14, 2023 • 6:00 PM

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

ONLINE BIDDING: www.gavelroads.com



MULTI-PARCEL • 3 TRACTS: 24+/- ACRES, 24+/- ACRES, 25+/- ACRES

Legal Description: Part of the North Half (N ½) of the Northwest Quarter (NW ¼) of 16-28-1W except a tract in Sedgwick Co., KS (full legal to be described by title company).

Location: Located at the southeast corner of Tyler Rd & MacArthur Rd in Wichita, KS.

Description: 73+/- acres of prime real estate located in southwest Wichita. This expansive property is offered in three tracts, offering a rare opportunity for versatile land use. The proximity to Wichita amenities adds to its allure for future developers, while the terraced quality soils make it an optimal choice for farming. Whether you're seeking a lucrative development opportunity, a picturesque homesite, or a quality piece of farm ground, this property ticks all the boxes. Blacktop frontage and access to electricity provides a range of opportunities. Zoned SF-20 Single Family and Rural Residential. Don't miss your chance to secure this valuable piece of land!

Soil Types: 30% Class 1 Vanoss silt loam, 0-1% slopes; 70% Class 2 Nalim loam soils, 1-3% slopes.

FSA Information: FSA states 73.04 acres of farmland with 73.04 acres of cropland. Wheat base acres 43.20 with 40 PLC Yield; Grain Sorghum base acres 21.10 with 63 PLC Yield.

Minerals: All of the Sellers mineral interest go to the Buyer.

Possession: 2023 fall crop will stay with the Seller. Possession will be after the fall 2024 harvest, unless negotiated to be received earlier.

Taxes: 2022 Taxes are \$758.45. Taxes will be prorated to date of closing.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$20,000.00; Tract 2: \$20,000.00; Tract 3: \$20,000.00 with the balance due on or before October 16, 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.

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



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For more information, please visit www.genefrancis.com
Online bidding at www.gavelroads.com

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