

GF&A

MULTI PARCEL • LIVE & ONLINE LAND AUCTION

ABSOLUTE

THURSDAY, NOVEMBER 30, 2023 • 10:00 AM
416+/- ACRES • SEDGWICK & SUMNER CO, KANSAS

LIVE LOCATION: Gene Francis & Associates Auction Facility - 12140 W. K-42 Hwy, Wichita, KS
ONLINE BIDDING: www.gavelroads.com

Tract 1: 79 +/- Acres

Legal Description: S ½ NE ¼ of 27-29-1E in Sedgwick Co., Kansas

Location: From Mulvane go west on K-53 then north on S Hillside St. for 1 ½ miles

Description: 79 +/- acres of flood irrigated farm ground. Irrigation equipment is a Cummins V8 motor & Ingersoll Rand pump. Soils are 68% Class 2, 29% Class 1, and 3% Class 3. FSA states 79.13 acres of farm land with 79.13 acres to cultivation. Rare opportunity to grow a specialty crop with flood irrigation. Blacktop frontage and electricity is available.

Water Rights: #34602 priority date 10-14-1980, Authorized Acre Feet 120, Well Depth 54', Static Water level 12'

Tract 2: 216 +/- Acres

Legal Description: SW ¼ of 34-29-1E & Part of the SE ¼ of 33-29-1E in Sedgwick Co., Kansas

Location: From Mulvane go west on K-53 then north on S Hydraulic Ave.

Description: 216 +/- acres of which approximately 150 acres are equipped with two Zimmatic tower irrigation systems, featuring 4 & 7 towers, with drop nozzles and a 6-cylinder JD motor. The balance is to dryland cultivation, Cowskin Creek, mix of heavy trees, and old farmstead. Soils are 88% Class 2 and the remainder to Class 3 & 5. FSA states 212.57 acres of farm land with 175.48 acres to cultivation. Its proximity to I-35 further enhances its appeal. Blacktop frontage and electricity is available.

Water Rights: #29729 priority date 4-21-1977, #45113 priority date 5-7-2022, #46299 priority date 9-19-2005, Authorized Acre Feet 150, Well Depth 54', Static Water level 12'

Tract 3: 121 +/- Acres

Legal Description: Part of the NE ¼ of 5-30-1E & Part of the NW ¼ of 5-30-1E in Sumner Co., Kansas

Location: From Mulvane go west on K-53. Property is located at the southwest corner of 81 Hwy & W 119th St. S.

Description: 121 +/- acres to irrigation and dryland cultivation. There is a Zimmatic 7 tower irrigation system with drop nozzles and a 6 cylinder JD diesel motor with amarillo gear head. Soils are 84% Class 2 & 16% Class 3. FSA states 122.08 acres farm land with 116.42 acres to cultivation. Blacktop frontage and electricity is available.

Water Rights: #40199 priority date 1-30-1991, #43919 priority date 11-16-1999, Authorized Acre Feet 151.2, Well Depth 55', Static Water level 12'. Water production is suspended until 1-1-2028.

Minerals: Seller's mineral interest will pass to the Buyer.

Possession: Possession will be upon closing. Seller reserves all 2023 crops.

Taxes: 2022 Taxes: Tract 1 \$1,674.26, Tract 2 \$4,683.31, Tract 3 \$3,412.28. Taxes will be prorated to the date of closing.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$30,000; Tract 2: \$100,000; Tract 3: \$20,000 with the balance due on or before January 10, 2024. The 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. GF&A and Gavel Roads are agents of the Seller. Property selling in conjunction with Gavel Roads, LLC, Connie Francis, Broker (316) 425-7732.



Tract 1: 79 +/- Acres



Tract 2: 216 +/- Acres



Tract 3: 121 +/- Acres



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