

GF&A

ABSOLUTE • MULTI PARCEL • LIVE & ONLINE LAND AUCTION

THURSDAY, APRIL 25, 2024 • 11:00 AM

LIVE LOCATION: GF&A Facility, 12140 W K-42 Hwy, Wichita, KS

ONLINE BIDDING: www.gavelroads.com



THIS EXCEPTIONAL 156± - ACRE PROPERTY IN KINGMAN COUNTY

boasts a perfect blend of features, including a well-kept homestead, productive cultivation, fenced pasture, and several ponds. With abundant waterfowl opportunities, water, and electricity readily available, it's ideal for various uses, including potential homesites. Situated just a mile south of Cheney Lake, it benefits from the influx of new waterfowl in the area, making it a desirable destination for hunters and nature enthusiasts. The rolling topography adds a uniqueness to the landscape, while the presence of the old Eck fish farm adds character and potential for creative endeavors.

Location: From Mount Vernon, KS, travel 2 miles east on 21st St and turn south on NE 170 Ave (at the Kingman Co./Sedgwick Co. line) for another mile. You'll find the property just 1 mile south of the Cheney Lake Dam. Conveniently located just a short 25-minute drive from West Wichita, this property is easily accessible.

Tract 1: This 76 ± acre property features a mix of cultivated fields planted with wheat and alfalfa, fenced pastureland with three ponds (two of which equal 2 ½ acres and are spring fed), an old fish farm, a fish house, and the Evans Township Cemetery. With 15 acres dedicated to cultivation, 46 acres to pasture with ponds, and an additional 15 acres for alfalfa, this property offers versatile opportunities.

Tract 2: This 75 ± acre property features 10 acres of alfalfa, 40 acres of cultivation currently planted to wheat, and 25 acres of fenced pasture with a single pond.

Tract 3: This quaint homestead, built in 1936, features a 1 ½ story farmhouse with 3 bedrooms, 1 ½ bathrooms, and 1,897 sq. ft. The main floor includes a dining room, living room, spacious kitchen, laundry room, and master bedroom with a ½ bath. Upstairs, there are two bedrooms. Large windows provide ample natural light, and hardwood floors lie beneath the carpet. The home has been well-maintained with upgrades including windows (1996), siding (1996), gutters (1998), water heater (2018), roof (2013), basement waterproofing (2017), and a new sewer line (2016). Outside, there's a 32x50 barn, 40x60 Quonset, silo, grain bins, and 2-car garage, all on a well-maintained 5 ± acres with mature trees.

Legal Description: The Northeast Quarter (NE ¼) in 13-27-5W in Kingman Co., KS (full legal description to be described by Security 1st Title)

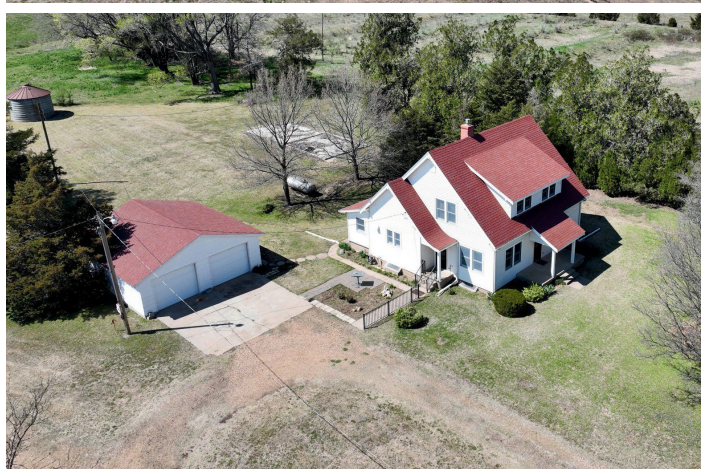
Minerals: Seller's mineral interest will pass to the Buyer.

Possession: Possession of the cultivation will be after the 2024 summer harvest. Possession of the alfalfa and pasture will be upon closing. Sellers will retain the 2024 summer wheat harvest. Possession of the homestead will be upon closing.

Taxes: 2023 – \$2,512.36. Security 1st Title will prorate taxes to the date of closing.

Open House: Sunday, April 14th, from 2:00 - 4:00 PM at 3733 NE 170 Ave, Cheney, KS 67025

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$20,000; Tract 2: \$20,000; Tract 3: \$7,500, with the balance due on or before May 24, 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. If necessary, financing needs to be arranged and approved before the auction. Statements made on 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.



Soil Types: 73% Class 2 Shellabarger sandy loam, 1-6% slopes; 10% Class 3 Shellabarger sandy loam, 3-6% slopes, & 17% Class 6 Albion sandy loam, 6-15% slopes



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