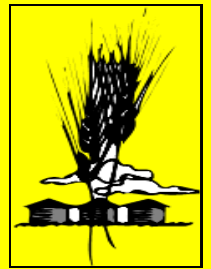




Sedgwick Co., KS
LAND & HOME AUCTION
22200 W. 63rd St. S., Viola
Thursday, January 28, 2016 @ 7:00 PM
Auction Location: 12140 W. K-42 Hwy, Wichita
MULTI PARCEL AUCTION

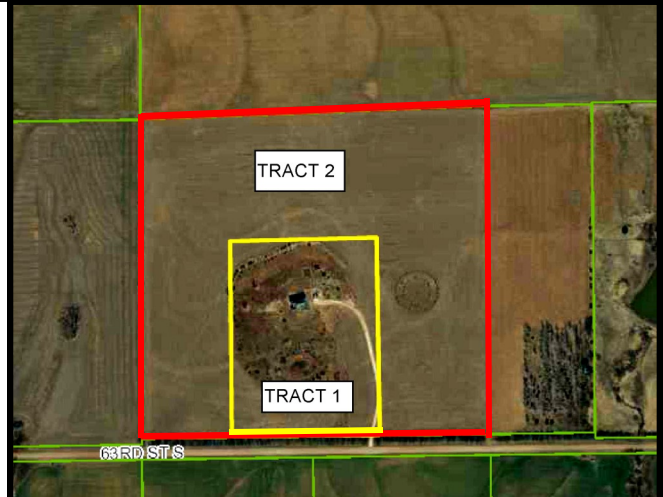


ADDRESS: 22200 W. 63rd St. S, Viola, KS 67227

LEGAL DESCRIPTION: W 1/2 S 1/2 SE 1/4 of Section 25,
Township 28 S, Range 3 West of Sedgwick County, KS.

LOCATION: At the intersection of K-42 Hwy and 63rd St. S.,
go approximately 3 miles west to property.

DESCRIPTION: **Tract 1** consists of the home and 10.6 +/-
acres with a dry pond and scattered trees. The 1996 Victorian
style home includes 2 1/2 stories with 3 bedrooms, 2 1/2 baths,
2,859 sq. ft. with a partial unfinished basement. On the main
floor there is a family room, living room, dining room, half
bathroom, laundry room, and kitchen with an eating space. The
upper level includes a master bedroom with a full master bath
and a walk in closet, two additional bedrooms, one bathroom
and a landing that can be used for living space, office, etc. The
story above includes a large room with a closet. There is a
front porch with a gazebo with a scenic country view. The
home is in need of exterior and interior repairs. On the exterior
the home will need new siding, windows, trim and railings. On
the interior the home will need some new trim, flooring and paint. A home inspection has been done on the
property. Septic & water well have been tested and passed under Sedgwick County as well as a pest inspection.
The home runs off a leased propane tank. This tract is only 3 miles from the Clonmel church and 20 minutes from
Wichita. **Tract 2** consists of 29.4 +/- acres of planted grass. The grass could be cultivated as it has Class 2 soils,
Shellabarger sandy loam & Nalim loam.



TRACT 1 : HOME & 10.6 +/- ACRES
TRACT 2: 29.4 +/- ACRES

METHOD OF SALE: This property will be offered as a “multi parcel auction”, two individual tracts and as a whole.
It will be sold in the manner that produces the highest total bid. There will be open bidding on both tracts and the
combination during the auction. Bids on the individual tracts and the total property may compete. Auction
procedure and increments of bids are at the discretion of the auction company.

POSSESSION: Possession will be upon closing.

TAXES: \$ 3,563.41. Taxes will be prorated to the day of closing.

MINERALS: Sellers mineral interest will be conveyed to Buyer.

BIDDER PACKETS: Bidder packets include flyer, MLS sheet, aerial photo, soil survey, flood plain map, Sedgwick
County water well & septic inspection, pest inspection, survey, home inspection report, property report card, and
tax statement.

OPEN HOUSE: Friday, Jan. 15th at 1-4 PM, Sunday, Jan. 17th at 2-4 PM, Sunday Jan. 24th at 2-4 PM.

TERMS: **Tract 1: \$15,000** **Tract 2: \$10,000** earnest money due the day of auction, balance to be paid by cashier's
check on or before March 11, 2016. The buyer and seller shall share equally in the title insurance premium and
closing cost to Security 1st Title. Bidding is not contingent up financing. Financing, if necessary, needs to be
arranged and approved prior to the auction. The property will sell in as in condition. The Seller will make no
repairs. A 1% broker participation fee is being offered on Tract 1 (home & 10.6 acres) only. All announcements
day of auction take precedence over all printed advertising and previously made oral statements.



For more information or a private showing call or e-mail
Gene Francis or Katie Ternes at

316-524-8345 / katie@genefrancis.com

AUCTION CONDUCTED BY
GENE FRANCIS & ASSOCIATES
REAL ESTATE BROKERS & AUCTIONEERS

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