

★ INVESTMENT / CROP LAND ★

REAL ESTATE AUCTION

Saturday, July 18, 2015 10:00 AM

101.29 Acres - Sedgwick Co. Crop Land
AUCTION LOCATION

McMaster Glider Port, 13501 E 45st N, Wichita KS

DIRECTIONS

From Greenwich Road and 45th east 1.5 miles on the north side of 45th.

PROPERTY DESCRIPTION

Once in a life time investment on opportunity. 101.29 acres just 1.5 miles east of Greenwich Rd on 45th street. There are limitless options for this land in the future. Located in Andover school district and in the path of progress - owning this land is a sure winner. The fall crop (soy beans) is planted and the sellers share transfers to the buyer at closing along with the sellers share of costs included in the production and preparation of crop. The time is now to own this dividend paying investment and the years of appreciating value it offers. For more information and photos or to download a bidder package, visit www.sudduthrealty.com. Bidder packets can also be picked up at the office (608 State St, Augusta KS) prior to the sale or emailed upon request at mark@sudduthrealty.com

2014 Tax Estimate: \$1660

DISCLOSURE

This property is selling in its present condition and is accepted by the buyer(s) without any expressed or implied warranties or representations from the seller(s) or his/her agent(s). It is incumbent upon the buyer(s) to exercise his/her own due diligence prior to bidding on this property. It is the responsibility of the prospective purchaser(s) to have any and all inspections and needed appraisals completed prior to the auction day including, but not limited to, radon, environmental, ground-water, flood designation and any other desired inspections, if any. Information given is from source deemed reliable but NOT guaranteed by the seller(s) or the Realtor(s)/ Auctioneer(s). Announcements made the day of the auction shall take precedence over anything previously stated or printed. All registered bidders will be granted access to complete all needed inspections prior to the sale by registering and scheduling an appointment or during open houses. Property is sold as is. Call 316-775-7717 for all available reports and addendums. Auctioneer and agents of Realty Executives Sudduth Realty Inc. are acting as agents of the sellers. Title work has been done by Kansas Secured Title Sedgwick County 316-262-8261 (File# 0666993). Copy of title policy is available online at www.sudduthrealty.com.

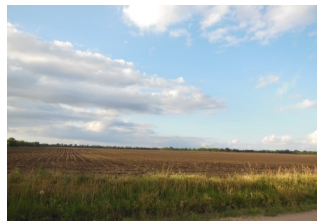
TERMS

All bidders will be required to register at sale, or for registration prior to sale call 316-775-7717. Brokers registering buyers prior to July 16 at 5:00PM will be paid a 3% referral fee if their buyer is the successful bidder. All successful bidders will be required to sign a cash contract and deposit 10% of total purchase price as earnest money to be held in escrow. The earnest money will be applied to the purchase price at closing. Sale will not be subject to loan requirements the sale will be final and any loan requirements will be the buyers responsibility. If a successful bidder (buyer) does not consummate the same according to the contract, the down payment will not be refunded. Payment is cash at closing on or before August 18, 2015. Cost of title insurance and closing fee will be split 50/50. Possession will be at closing subject to tenants rights.



LEGAL DESCRIPTION

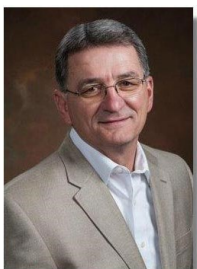
That part of the Southeast Quarter (SE1/4) of Section 23, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas described as: BEGINNING at the Southwest corner thereof; THENCE N00°56'32"W along the West line of said SE1/4, 2743.71 feet to the Northwest corner of said SE1/4; THENCE N89°18'33"E along the North line of said SE1/4, 1300.00 feet to a point 1337.37 feet West of the Northeast corner of said SE1/4; THENCE S00°43'30"E, 1329.00 feet; THENCE N87°12'22"W parallel with the South line of said SE1/4, 685.10 feet; THENCE S01°03'33"E, parallel with said East line, 1343.32 feet; to South line of said SE1/4; THENCE S87°12'22"W along said South line, 1983.82 feet to the point of BEGINNING containing 101.292 acres more or less and subject to easements of record.



View More Pictures and Info Online at
www.sudduthrealty.com



Announcements Made Day of Sale Take Precedence Over Printed Matter.



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"Exceptional Service from Exceptional People"

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