

# NO RESERVE! DEVELOPMENT LAND AUCTION

ONLINE BIDDING ENDS:  
**WEDNESDAY, JULY 12, 2017 - 12:00 P.M.**

13200 W 51<sup>st</sup> Street, Shawnee, Kansas 66216



**6.84+/- ACRES  
DEVELOPMENT  
GROUND  
SHAWNEE, KS**

***Sells Online with No Reserve!***

Bid your price on this 6.82 acre tract of land in Shawnee, KS. Zoned agricultural and part residential, all utilities to site, city sewer. Perfect for country estate home with city amenities or future development. Surrounded by single family properties. No minimum bid.

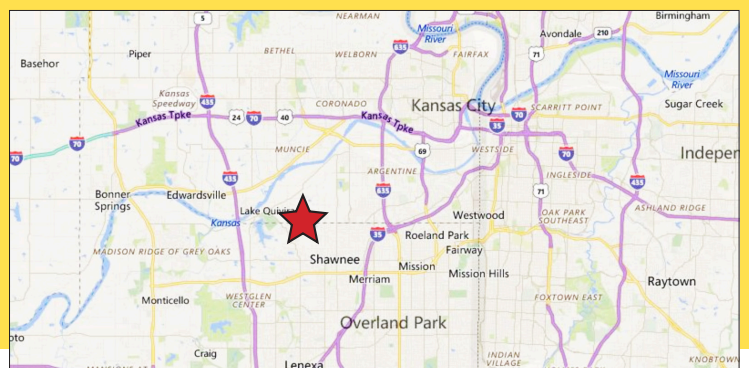


## PROPERTY FEATURES:

|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| ACRES                      | 6.82 +/-                                                                            |
| ZONING                     | Agricultural                                                                        |
| PARCEL ID                  | QF24I203-1005<br>3-12-24 E 1/2 W 1/2 NW1/4 EX<br>33.962 AC 6.038 ACS M/L SHC<br>108 |
| UTILITIES<br>AVAILABLE     | Electricity, water, gas & sewer                                                     |
| DIMENSIONS                 | See survey                                                                          |
| SCHOOL                     | Shawnee Mission                                                                     |
| <b>AUCTION<br/>RESERVE</b> | <b>NONE!</b> (Last Listed at \$395k)                                                |

NOTE: Gross acreage is 7.2 and the net acreage is 6.82 +/- . Pipeline corridor runs down the west side of the property. The pipeline and easements are indicated on the survey, which can be found both in the Property Information Packet and on our website.

**SITE INSPECTION:**  
**Wednesday, June 28<sup>th</sup>, 12-1 p.m.**  
*Or view at your convenience.*



**DIRECTIONS  
TO PROPERTY:**  
I-35 to Johnson Drive,  
west to Quivira, north to  
51st St., west to 13200 on  
right.

## 2 EASY WAYS TO BUY!

**1. MAKE AN OFFER IN ADVANCE**  
Call 816.781.1134 for details.  
Subject to auction terms.

**2. BID ONLINE**  
Advance registration required.  
[www.CatesAuction.com](http://www.CatesAuction.com)



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VISIT [WWW.CATESAUCTION.COM](http://WWW.CATESAUCTION.COM) FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES. **Summary of Terms:** 10% down day of sale. Balance in 45 days at closing. Taxes prorated to closing. 10% (or \$2,500, whichever is greater) buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens. Subject to prior sale. Pre-auction offers considered.

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