



LAND AUCTION



Multi-Parcel Auction, Goddard, KS, Sedgwick Co.
Choice of 3 – 25 +/- Acre Tracts
Thursday, July 12, 2018 7:00 PM
Auction Location: 12140 W. K-42 Hwy, Wichita, KS

Legal Description: The W ½ SW ¼ of Section 25-
Township 27 South, Range 3 West of Sedgwick Co., KS.
Location: From Goddard, KS go 1 mile west on Hwy 400
to 231st St W. Property is located in the northeast corner
of Hwy 400 & 231st St W.

Description: Rare opportunity to purchase choice of 3 –
25+/- acre tracts just 1 mile west of Goddard, KS. These
tracts would make great home sites or could be rezoned
to accommodate other uses such as a corporate retreat,
event center or other business opportunities. The city of
Goddard is willing to annex this property. Potential buyers
should contact city officials for details. FSA states 74.93
acres of farmland with 54.89 acres of cropland. In 2017
the crop land produced 70.6 bu/acre of wheat and in
2016 it produced 93.7 bu/acre of milo. The approximately
20 acres of fenced pasture has been well maintained and
modestly grazed.

Tract 1 includes approximately 14 acres of cultivation and
10 acres of pasture. It has a tree row on the north and
scattered trees in the pasture.

Tract 2 includes approximately 14 acres of cultivation, 10
acres of pasture and a 2 acre pond with waterway.

The pond on this tract is known to be one of the best waterfowl properties in western
Sedgwick Co. There are also scattered trees in the pasture.

Tract 3 includes approximately 24 acres of cultivation. There is a proposed highway 54 right
of way that contains 12.8 acres. KDOT has not yet purchased the right of way allowing the
Buyer the opportunity to profit from the purchase. Buyer
is responsible for doing their due diligence concerning
the proposed easement. See our website for the right of
way location and KDOT contact information.

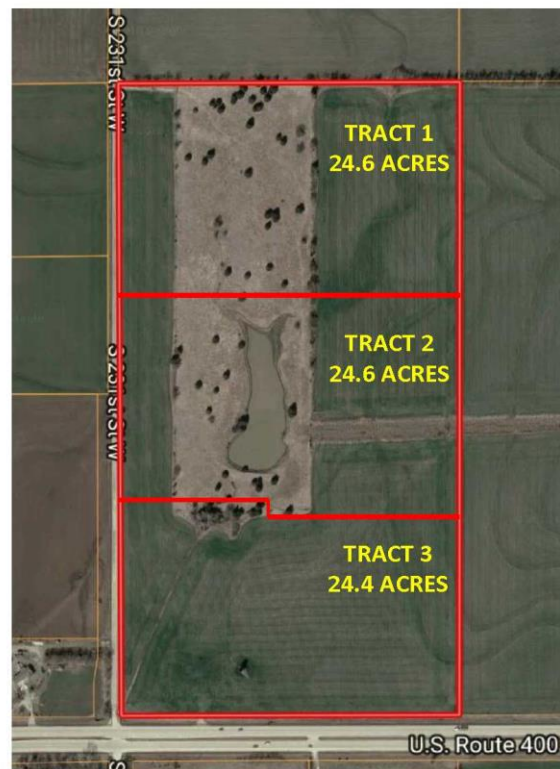
Taxes: \$682.00 Taxes will be prorated to the day of
closing.

Minerals: Seller's mineral interest will transfer to Buyer.

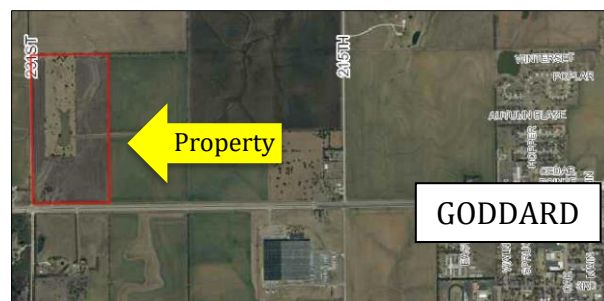
Possession: Possession will be upon closing.

Auction Method: Tract 1, 2, & 3 will be auctioned
separately. Bidding will then be open to all buyers in the options which they choose. (For
instance: Tract 1&2, Tract 1&3, Tract 2&3, Tract 1, 2,&3). Whichever method brings the
highest dollar amount, individually or in combination, is how it will be sold.

Terms: \$12,500.00 down as earnest money deposit due day of auction on each tract with
balance due on or before August 13, 2018. 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 day of the auction take precedence over all printed advertising and
previously made oral statements. Selling agent is related to the Seller. Gene Francis &
Associates is an agent of the Seller.



Great building sites!



**GENE
FRANCIS
& ASSOCIATES**

REAL ESTATE BROKERS & AUCTIONEERS

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