



LAND AUCTION



Sedgwick Co., KS Multi-Parcel Auction

Tuesday, December 4, 2018 7:00 PM

Auction Location: Farm Bureau Building

227 E South Ave, Cheney, KS

Tract 1 – 35.7 Acres & Tract 2 – 24.02 Acres along the Ninnescah River

LEGAL DESCRIPTION: Part of the North Half (N ½) of the Southeast Quarter (SE ¼) & part of the SW ¼ (approx. 10+/- acres) of Section 4, Township 28 South, Range 4 West of Sedgwick Co., KS.

DESCRIPTION: Incredible and rare opportunity to purchase property on the north fork of the Ninnescah River. This approximately 60 acre property is very scenic with large timber, rolling terrain and has approximately 3/8 of a mile of the river running through it. It is a wildlife paradise that is an excellent hunting and fishing property. Much of it is also out of the flood plain which is rare being so close to the river. The property would make for a great home or cabin site. The property also adjoins the city limits of Cheney. The City of Cheney is willing to annex it should the buyer elect to develop it for other purposes. There is electricity to the property. The property will be offered in two tracts. **Tract 1** is 35.7 acres and **Tract 2** is 24.02 acres. They will be offered individually and in combination. Interested buyers should do their own due diligence regarding building requirements.

LOCATION: **Tract 1** From Cheney, KS go east on 31st St S to 375th St W. Go north on 375th St W for approximately ½ mile.

Property is located to the east. **Tract 2** From Cheney, KS go east on 31st St S to 359th St W. Go north on 359th St W for approximately ¼ mile. Property is located to the west.

TRACT 1: 35.7 acres including Ninnescah River, heavy timber, & hay meadow. Entrance to the property includes approximately ½ mile gravel drive off of 375th St W.

TRACT 2: 24.02 acres including Ninnescah River, heavy timber, & approximately 4+/- acres of cultivation that is currently planted to alfalfa. Entrance to the property is off of 359th St W.

TAXES: \$328.42 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 will be auctioned separately and then together. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

TERMS: 10% down as earnest money deposit due day of auction on each tract with balance due on January 4, 2019. Closing is not available before January 4, 2019. 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.



Amazing Wildlife Property!



For the Property Bidder Packet and additional pictures, please visit genefrancis.com

**GENE
FRANCIS
& ASSOCIATES**

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