

SIMULCAST LIVE & ONLINE ABSOLUTE LAND AUCTION

52 +/- ACRES • SEDGWICK COUNTY, KANSAS

WEDNESDAY, JANUARY 18, 2023 • 11:00 AM

LIVE LOCATION: Gene Francis & Associates Auction Facility
12140 W. K-42 Hwy, Wichita, KS 67227

ONLINE BIDDING: Bidding at gavelroads.com.

LEGAL DESCRIPTION: Part of the SW 1/4 SE 1/4 & SE 1/4 SE 1/4 of 25-27-3W in Sedgwick Co., KS. (Full legal description to be provided by title company).

LOCATION: Located 1/4 mile west from the intersection at Hwy 54 & 215th St W in Goddard, KS.

DESCRIPTION: This property has approximately 52 acres, of which 36 acres are to Class 2 cultivation and 16 acres of hay meadow with a number of cedar trees. Located directly on Highway 54 (Kellogg Ave) across from the Dillons Distribution Center in Goddard, KS, this property has several development opportunities available. At this location Highway 54 carries roughly 14,000 vehicles daily according to KDOT 2022 Traffic Maps. There is an existing agriculture use entrance with access from both directions of the highway. The property is zoned Rural Residential and is in the Goddard School District. It is suggested that potential buyers reach out to the Kansas Department of Transportation to understand the process to upgrade the entrance if needed.

TAXES: 2022 - \$346.42 Taxes will be prorated to the date of closing.

MINERAL RIGHTS: All of Seller's mineral interest will pass to Buyer.

POSSESSION: Possession will be upon closing.

TERMS: \$50,000.00 Earnest money required and shall be paid the day of the auction with the balance due on or before February 17, 2023. Property is selling in "as is condition" and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. Buyer is responsible for doing their own due diligence regarding access. 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 the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.



Broker's Comment: A unique property with fantastic development opportunity, located in Goddard and only a few miles to Wichita.

Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker (316) 425-7732.



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For more information, please visit genefrancis.com.
Online bidding at gavelroads.com.

