

# LIVE AND ONLINE MULTI-PARCEL LAND AUCTION TUESDAY, MAY 2ND, 2023 AT 6PM



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

**ONLINE BIDDING: GAVELROADS.COM**

## 148 +/- ACRES - KINGMAN COUNTY, KS Multi-Parcel Auction - Surface Rights & Mineral Rights

**LEGAL DESCRIPTION:** Southwest Quarter (SW $\frac{1}{4}$ ) except a tract of Section 2, Township 28, Range 5 West in Kingman County, KS (full legal to be provided by title company).

**DIRECTIONS:** Located 3 miles west of Cheney, KS on 31st St S/SE 10th St.

**DESCRIPTION:** This property consists of approximately 113 +/- acres dryland cultivation, 33 +/- acres pasture with creek, and the balance to oil/gas wells. Soils are 77% Class 2, Shellabarger-Nalim and Dillwyn-Plevna and the remainder to Class 3 & 4, Shellabarger sandy loam and Pratt loamy sand. The pasture has lots of big trees. There is excellent cover for deer, turkey and quail.

**TAXES:** 2022 taxes - \$1,323.88 Taxes will be prorated to the date of closing.

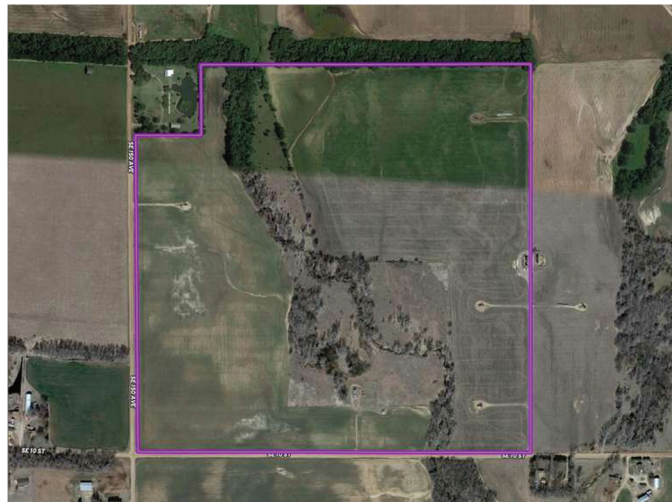
**MINERALS:** Minerals will be auctioned separately. Income from 2022 was \$19,000.

**POSSESSION:** Current cash rent agreement is \$35/acre for the cultivation and \$15/acre for the pasture. Buyer will receive all cash rent. Possession of the acres currently planted in wheat will take place after the 2024 summer wheat harvest. Possession of the pasture will be on October 16th, 2023.

**METHOD OF AUCTION:** Surface and mineral rights will be auctioned separately and then will be offered in any combination the bidder chooses. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

**TERMS:** \$20,000 down as earnest money due day of auction with balance due on or before June 1, 2023. 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. Property sells in "as is" condition. Gene Francis & Associates and GavelRoads, LLC. are agents of the seller.

Property is selling in conjunction with Gavel Roads LLC,  
Connie Francis, Broker 316.425.7732.



**LESS THAN 25 MILES FROM WICHITA**

**GENE  
FRANCIS  
& ASSOCIATES**  
REAL ESTATE BROKERS & AUCTIONEERS  
12140 W. K42 Hwy -Wichita, KS 67227

Gene Francis, Broker & Auctioneer  
316.641.3120 | gene@genefrancis.com

Tyler Francis, REALTOR® & Auctioneer  
316.734.7342 | tyler@genefrancis.com

**316.524.8345**  
www.genefrancis.com



SCAN CODE for full  
auction flyer.  
Register to bid online  
at gavelroads.com.