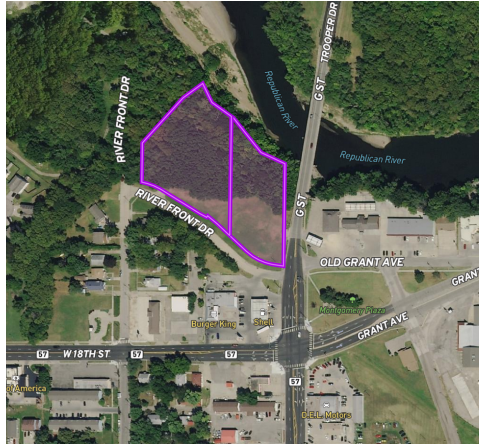


ONLINE ONLY
LAND AUCTION
JUNCTION CITY, KANSAS

THURSDAY, OCTOBER 5, 2023 • Begins to end at 10:00 AM
ONLINE BIDDING: www.gavelroads.com
SELLER: S. Thomas Abbott



Legal Description: Riverfront Plaza #2, Block 1, Lots 1-5, 1-12-5E

Location: Corner of Washington and 18th St., Junction City, KS

Description: Prime commercial and multi-family vacant lots selling together. Great visibility with highest traffic counts near the Ft. Riley gate along the Republican River. Approximately 2+/- Acres (Lots 1-3) for multi-family and 1.4+/- Acres (Lots 4-5) for commercial, build ready with all utilities available. Sold as a great package. Contact Geary County Zoning Administrator for opportunities to rezone or utilize the current zoning of both commercial and residential.

Possession: Upon closing

Taxes: 2022 taxes were \$572.92 for Lots 1-3 and \$502.34 for Lots 4-5

Terms: \$10,000 down as earnest money due day of auction with balance due on or before November 6, 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 statements. Property sells in "as is" condition. Gene Francis & Associates is an agent of the Seller. Property is being sold in conjunction with Gavel Roads Online Auctions, Connie Francis, Broker (316) 425-7732.



Lori Rogge, Broker & Auctioneer
(785) 556-7162
lori@genefrancis.com

For more information, please visit www.genefrancis.com

Online bidding at www.gavelroads.com

