

TUESDAY, JULY 9, 2024 • 2:00 PM CDT
ONLINE ONLY: www.gavelroads.com

5.1 ACRES UNDEVELOPED EL DORADO, KANSAS
Part of NW ¼ of Section 4, Township 26, Range 5 East

The property totals approximately 5.1 acres of undeveloped land comprising seven parcels. Conveniently located just 600 feet north of Highway 254 and the Kansas Turnpike Authority interchange, it is in close proximity to Walmart, Sutherlands, various restaurants, shopping centers, and more. This prime location offers exceptional flexibility for potential uses. The west 3 acres along Boyer Road are zoned for commercial use, while the remaining land is zoned residential. Bordering a well-developed residential community, the property benefits from essential utilities provided by Kansas Gas, Evergy, and the City of El Dorado for water and sewer services. This property includes existing pipelines and easements, an active oil-producing well, a tank farm, and a portion is in the floodplain.

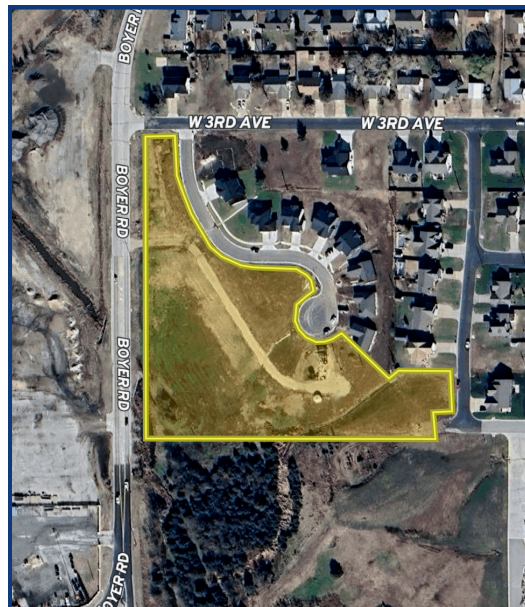
Possession: Possession will be upon closing.

Minerals: Seller's mineral interest will pass to the Buyer at closing.

Taxes: 2023 - \$8,133.14 Taxes will be prorated to the date of closing.

Location: From the El Dorado Hwy 254 and Kansas Turnpike Authority interchange go north ¼ mile on Boyer Rd to 3rd Avenue. The acreage sits on the corner of 3rd Avenue and Deer Run Ct.

Terms: Earnest money required and shall be paid the day of the auction. \$5,000 with the balance due on or before August 8, 2024. The 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. 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. There is no buyer's premium.



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