

GF&A

ABSOLUTE • LIVE & ONLINE LAND AUCTION



THURSDAY, August 1, 2024 • 11:00 AM

LIVE LOCATION: The White Barn, 37680 W Harry St, Cheney, KS

ONLINE BIDDING: www.gavelroads.com

This 36± acre parcel of prime land lies within Cheney City Limits and offers significant development potential as Cheney expands northward, with utilities conveniently close by. Located off Hoover St/375th St W, the property has an entrance and potential second access via a City-owned lot on Shadybrook. A wooded waterway adds natural charm and value to this versatile parcel. Previously cultivated with wheat boasting a PLC yield of 44 bushels/acre, and more recently in brome, it is both productive and promising for residential development. Known for its friendly atmosphere and strong community ties, Cheney is a thriving municipality close to Cheney Lake, Highway 54, and about 20 minutes to the Wichita Airport. Cheney's historic downtown, top-notch schools, and safe neighborhoods make it the ideal place to call home. A rural community with easy access to urban conveniences just a few miles away. For inquiries regarding development opportunities, please contact the City of Cheney at 316-540-3622. An Information Packet, including a City utilities map, is available upon request and at www.genefrancis.com.

Location: From the intersection of 15th St S (Harry) and 375th St W, 1 ¾ mile south, the property is on the west side of the road, south of the creek.

Legal Description: A portion of the southeast Quarter of 5-28-4W, Sedgwick Co., KS (full legal description and survey in information packet and title commitment)

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

Soils: 48% Class 3 including Punkin-Taver complex, 33% Class 2 including Shellabarger-Nalim complex, 18% including Class 1 Canadian fine sandy loam

Possession: Possession upon Closing.

Taxes: Due to lot split, current taxes would not be accurate, 2024 Taxes will be prorated as of the date of closing.

Terms: Earnest money required and shall be paid the day of the auction, \$15,000 with the balance due on or before September 6, 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. If necessary, financing needs to be arranged and approved before the auction. Statements made on 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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For more information, please visit www.genefrancis.com

