

GF&A

ABSOLUTE • MULTI PARCEL • LIVE & ONLINE LAND AUCTION

Tuesday, October 22, 2024 at 11:00 AM

LIVE LOCATION: GF&A Facility, 12140 W K-42 Hwy, Wichita, KS

ONLINE BIDDING: www.gavelroads.com



THIS 123± ACRES OF COVETED GROUND BORDERS K-42

highway just a few miles from the heart of Wichita. This special property is close to all of the city amenities while far enough away to provide sought after privacy and space. With paved roads to the west and north, each tract offers flexibility to build your dream homestead with no restrictions, provide additional income from cash rent on the cultivation, or future development. The four tracts are being offered through our multi-parcel auction process. The acreage can be purchased in single tracts, all tracts, or any combination.

Location: From I-235 and K-42 head southwest on K-42 for 7.5 miles to 151st St W. Turn south on 151st St W to 55th St S. The properties are on the southwest corner of 55th and 151st.

Legal Description: 123± acres in the NE/4 of S27-T28-R2W. Survey will be done prior to the closing date. The full legal description to be described by Security 1st Title.

Tract 1: 22 Acres - Tract 1 is nestled up against K-42 with access off of 55th St S. A small pond and trees add to the aesthetic of this tract, making it a great build site.

Tract 2: 22 Acres - Tract 2 sits on the corner of 55th and 151st with open space offering a great location for development or a homesite.

Tract 3: 39.5 Acres - The northwest corner of the Tract 3 sits on the edge of K-42 with the east boundary on 151st. This tract is currently in cultivation.

Tract 4: 39.5 Acres - Tract 4 is the farthest south of all acreage being auctioned. It is currently in cultivation with the southern boundary lined with trees.

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

Possession: Possession of the cropland will be after 2025 wheat harvest. Buyer will receive \$60 per cultivated acre cash rent for the 2025 crop year.

Taxes: Due to the property being divided into multiple tracts, while not including the farmstead, the 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 with the balance due on or before November 22, 2024. Earnest money to be paid: \$7,500 for Tract 1; \$7,500 for Tract 2; \$15,000 for Tract 3; \$15,000 for Tract 4. 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.



Soil Types: 59.62% Blanket silt loam with 1-3% slopes; 18.73% Nalim loam with 1-3% slopes; 17.62% Punkin-Taver complex with 0-1% slopes; 2.75% Tabler silty clay loam with 0-1% slopes; 1.3% Blanket silt loam with 0-1% slopes.



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