

WEDNESDAY, JANUARY 8, 2025 • 11:00 AM CT

Auction: GF&A Auction Facility, 12140 W K-42 HWY, Wichita

Online Bidding: www.gavelroads.com



218± ACRES SEDGWICK COUNTY, KANSAS

Here are two outstanding tracts of land located less than 25 miles southwest of Wichita. Crop production has had highs of 111 bu/acre of Milo, 49 bu/acre of soybeans, and 80 bu/acre of wheat.

Tract 1: 62.33± acres of level cultivation consisting primarily of soil types Nilam loam and Tabler silty clay loam.

Tract 2: 155.7± acres of level cultivation. Soils are Nilam loam, Tabler silty clay loam, and Bethany silt loam.

Tract 1: Part of the E ½ SW ¼ SEC 35-29-4W

Tract 2: Part of the SE ¼ SEC 35-29-4W

Possession: Upon Closing. Buyer to receive ⅓ of growing wheat. Buyer to pay ⅓ of fertilizer herbicide and crop insurance.

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

Taxes: Tract 1 is \$488.05 and Tract 2 is \$1,370.37 - Taxes will be prorated to the date of closing.

Location: To reach Tract 1 from Viola, travel west on West 111th St S for 4 miles. Proceed South on South 327th St West for 1 mile to West 119th St S and go west for ½ mile to the tract which is on the NE corner of West 119th St S and Anness Rd. To reach Tract 2 from Viola, travel west on West 111th St S for 4 miles. Proceed South on South 327th St West for ½ mile to the property.

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before February 10, 2025. Earnest money to be paid: \$10,000 on Tract 1 and \$25,000 on Tract 2. 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 is an agent of the Seller. Property is being sold in conjunction with Gavel Roads Online Auctions. Seller hereby notifies Buyer that Jason Gregory is related to the Seller and is a licensed Real Estate Agent in the State of Kansas.

