



LIVE & ONLINE • MULTI-PARCEL REAL ESTATE AUCTION

Wednesday, April 30, 2025 • 11:00 AM CDT

LIVE AUCTION: Westmoreland Community Center, 201 Main St., Westmoreland, KS

ONLINE BIDDING: www.gavelroads.com



TRACT 1

120± ACRES - POTTAWATOMIE COUNTY, KANSAS

Don't miss this exceptional opportunity to bid on three unique tracts! Whether you're looking for agricultural production, livestock grazing, or a scenic retreat, these properties offer incredible versatility and income potential. The location and views can't be beat!

TRACT 1 offers 75±- acres of pasture, timber, shed with electricity and water source, cattle pens and pond, ideal for grazing, hunting, or recreational enjoyment. The tenant pays cash rent for pasture and brome, covering all expenses. With a strong rental history, this tract provides an excellent investment opportunity for agricultural use or personal enjoyment.

TRACT 2 consists of 40± acres of diverse landscape with mature trees, pond, and open grassland. The tenant currently bales hay under a 60/40 split agreement, with the tenant purchasing the seller's 40%.

Buyers will receive rental income for 2025 for Tract 1 and 2. Tenants have the right to continue leasing until year end.

TRACT 3 features a charming 1½ story custom built home spanning over 4,000 sq. ft. on 5± acres, offering 4 bedrooms, 2 full and 2 half baths, a bonus room above the garage, and a spacious layout designed for comfort. The primary suite and main living areas are conveniently located on the main floor, while the finished basement includes three additional bedrooms, family room and ample storage extending under the expansive front porch. This property provides the perfect blend of craftsmanship, modern convenience and peaceful rural setting.

OPEN HOUSE/SHOWINGS: Open House Sunday, April 6, 2025, 1:00 - 3:00 PM;
Showings by appointment until April 29th

DRIVING DIRECTIONS: From Westmoreland, travel approximately 5.5 miles northwest on Westmoreland Rd. The tracts are on the south side of the road.

TAXES (2024): 75± AC - \$813.64; 40± AC - \$147.34; House + 5± AC - \$4730.14

MINERAL RIGHTS: Seller's mineral interest will pass to the Buyer

POSSESSION: Upon Closing

LEGAL DESCRIPTION:

Tract 1 75± AC: The North Half of the Northwest Quarter of Section Twenty-seven, Township Seven, Range Eight East of the 6th P.M., in Pottawatomie County, Kansas, LESS (brief legal)

Tract 2 40± AC: A tract of land in the Northeast Quarter of Section Twenty-seven, Township Seven, Range Eight East of the 6th P.M., in Pottawatomie County, Kansas (brief legal)

Tract 3 8600 Westmoreland Rd, House & 5± AC: A tract of land in the North Half of the Northwest Quarter of Section Twenty-seven, Township Seven, Range Eight East of the 6th Principal Meridian, in Pottawatomie County, Kansas (brief legal)

TERMS: \$10,000 Earnest Money required for each tract and shall be paid the day of the auction with the balance due on or before June 2, 2025. 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.



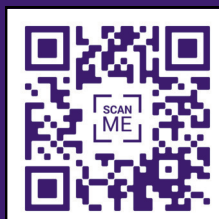
TRACT 2



TRACT 3



Lori Rogge
Broker & Auctioneer
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For More Information
WWW.GENEFRANCIS.COM

