

GF&A

ABSOLUTE • Live & Online
LAND AUCTION

Tuesday, April 29, 2025 6:00 PM

LIVE LOCATION: Studio 96, 121 S Broadway Ave, Sterling, Kansas

ONLINE BIDDING: www.gavelroads.com



**GENE
FRANCIS
& ASSOCIATES**

Call Tyler Francis, Broker & Auctioneer today!
(316) 734-7342 tyler@genefrancis.com



Tract 1: 85.5± Acres at the Sterling Interchange

Description: Prime irrigated farmland located at the Sterling Interchange, offering 85.5± acres with excellent water rights. This highly productive tract is currently irrigated under pivot, which is tenant-owned. Pivot and equipment is NOT included in the sale. Tenant is willing to sell the pivot and equipment to the new buyer or remove from the location. With easy access to major roadways, fertile soil, and reliable water, this property presents a great opportunity for agricultural investment or future development potential.

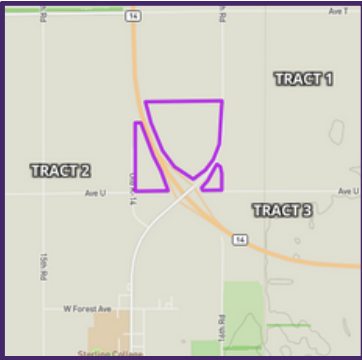
Legal Description: Part of the SE ¼ of 9-21-8W in Rice Co., KS - Legal description to be updated upon survey. Survey to be done prior to closing.

Location: Northeast corner of the K-14 & N Broadway Ave interchange. Approx. 1 mile north of Sterling, KS on N. Broadway Ave.

Taxes: 2024 taxes were \$3,478.74 for Tracts 1-3 combined. Taxes will be separated to each tract and prorated to the date of closing.

Possession: Upon closing

Minerals: Rights owned by seller will transfer to buyer.



Tract 1 Water Rights will pass to the buyer. File no. 6979 (Irrigation use) - Total acres authorized: 70; Authorized Quantity (AF): 51.8; Authorized Rate (GPM): 800 - This file to be separated from Tract 2 prior to closing.





Tract 2: 29.4± Acres at the Sterling Interchange

TRACT 2: 26± AC
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Description: This unique 29.4± acre tract lies just south of Tract 1 and features a distinctive triangle shape. Composed mostly of water and approximately 35 feet deep, this parcel offers a range of recreational or commercial possibilities. Its proximity to Tract 1 and location near the Sterling Interchange add to its accessibility and appeal. **Legal Description:** Part of the SE ¼ of 9-21-8W **Location:** Northeast corner of Old K-14 and Ave U. About 1 mile north of Sterling, KS off of N Broadway Ave. then north on Old K-14 Hwy approx. ¼ of a mile. **Taxes:** 2024 taxes were \$3,478.74 for Tracts 1-3 combined. Taxes will be separated to each tract and prorated to the date of closing. **Possession:** Upon closing **Minerals:** Rights owned by seller will transfer to buyer **Water Rights:** Water rights will pass to the buyer. File no. 6979 (Recreation use) - Authorized Quantity (AF): 47.25 - This file to be separated from Tract 1 prior to closing.



Tract 3: 6.9± Acres at the Sterling Interchange

TRACT 3: 6± AC
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Description: Located just east of Tract 1, this 6.9± acre triangle-shaped parcel offers excellent potential for commercial use. With great visibility and convenient access to the Sterling Interchange, this versatile tract is well-positioned for a variety of development opportunities. Its size and shape make it ideal for businesses seeking a strategic location in a growing area. **Legal Description:** Part of the SE ¼ of 9-21-8W **Location:** Southeast corner of the K-14 & Broadway Ave interchange. In the triangle located between 16th Road, K-14 Hwy and Ave U. Approx. 1 mile north of Sterling, KS on N Broadway Ave. **Taxes:** 2024 taxes were \$3,478.74 for Tracts 1-3 combined. Taxes will be separated to each tract and prorated to the date of closing. **Possession:** Upon closing **Minerals:** Rights owned by seller will transfer to buyer



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TRACT 4: 13± AC
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Tract 4: 13± Acres Near Sterling

Description: This 13± acre tract sits at a quiet dead end off the highway, offering privacy with convenient access. Located just 10 minutes from Sterling and 15 minutes from Nickerson, it's an ideal spot for a rural homesite or small acreage getaway. With open space and a peaceful setting, this property provides a great opportunity to build your dream home while staying close to town amenities.

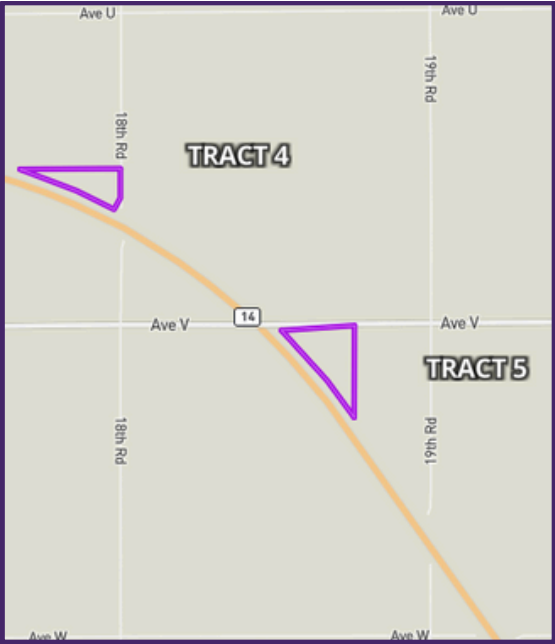
Legal Description: Part of SE ¼ of 14-21-8W in Rice Co

Location: Northeast of Sterling, KS. 1/2 mile south of the intersection of 18th Rd & Ave U on the west side of 18th.

Taxes: \$181.68 - 2024 Taxes will be prorated to the date of closing.

Possession: Upon closing

Minerals: Rights owned by seller will transfer to buyer.





Tract 5: 21± Acres Near Sterling

Description: Offering 21± acres of open space, this tract features an old homestead site and is well-suited for a future build. Conveniently located just 7 minutes from Sterling and 10 minutes from Nickerson, it provides a great balance of rural living with easy access to nearby towns. Whether you're looking for a quiet homesite, hobby farm, or a piece of land to make your own, this property has plenty of potential. **Legal Description:** West ½ of the NE ¼ of 24-21-8W in Rice Co **Location:** Southeast corner of K-14 and Ave V. East on Cleveland Ave in Sterling, KS approx. 3 miles. The property is on the south side of Ave V. Or, ½ mile west of 19th Rd on Ave V. **Taxes:** \$61.74 - 2024 Taxes will be prorated to the date of closing. **Possession:** Upon closing **Minerals:** Rights owned by seller will transfer to the buyer.





Tract 6: 69± Acres Near Sterling & Nickerson

Description: This diverse 69± acre tract offers a unique mix of 20 acres of water and 49± acres of grass, creating a versatile property with endless possibilities. Conveniently located just 11 minutes from Sterling and 8 minutes from Nickerson, this scenic parcel could serve as a beautiful homesite, campground, or rural getaway. With abundant recreational and commercial opportunities, natural features and easy access, Tract 6 presents a rare opportunity to own a multi-use property in a desirable location.

Legal Description: Part of the West ½ NW ¼ of 32-21-7W and Part of the East ½ NW ¼ of 32-21-7W in Rice Co

Location: Southeast corner of 20th Rd & Ave X. From the Nickerson Rd (22nd Rd) & K-14 interchange, go north on Nickerson Rd 1 ½ miles to Ave X. Turn West on Ave X and travel 2 miles to 20th Rd. Turn south on to 20th Rd. Property begins on the Southeast corner.

Taxes: \$1,161.63 - 2024 Taxes will be prorated to the date of closing.

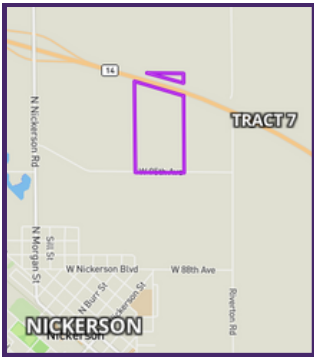
Possession: Upon closing

Minerals: Rights owned by seller will transfer to buyer.



Water Rights
Water rights will pass to the buyer. File no. 50546 (Recreation use)





Tract 7: 70± Acres Near Nickerson

Description: Spanning 70± acres, this former plant site offers a mix of 23± acres of water and 44.5± acres of grass, with potential existing utilities (buyer to verify). Its strategic location provides easy access to the Nickerson Interchange, making it an excellent candidate for commercial, recreational, or residential development. With diverse land features and convenient connectivity, Tract 7 is a versatile property with significant potential. Property includes 2.9± on the north side of K-14 Hwy.

Legal Description: West ½ of the SE ¼ of 3-22-7W in Reno Co

Location: ½ mile east of Nickerson Road & W 95th Ave on the north side of 95th Ave. From the K-14 Hwy & Nickerson Road interchange, travel south on Nickerson Road ½ mile, then turn east on 95th. Travel ½ mile east on 95th Ave. The property is on the north side of 95th Ave.

Taxes: \$2,465.52 - 2024 Taxes will be prorated to the date of closing.

Possession: Upon closing

Minerals: Rights owned by seller will transfer to buyer.

Water Rights

Water rights will pass to the buyer. File no. 41995 (Recreation use)



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Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$30,000.00; Tract 2: \$5,000.00; Tract 3: \$3,000.00; Tract 4: \$1,000.00; Tract 5: \$3,000.00; Tract 6: \$15,000.00; Tract 7: \$30,000.00; with the balance due on or before May 29, 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. There is no buyer's premium.

The Bidding Process: You are invited to attend the in-person auction in Sterling, Kansas, at Studio 96, 121 S Broadway Avenue. Alternatively, you can pre-bid and bid online during the auction by registering at gavelroads.com. The live bidding will start at approximately 6:00 PM CDT. Each tract will sell individually. The auction will begin with Tract 1 and go sequentially through all seven tracts. The bidder with the highest bid per tract wins that tract. The property is selling Absolute which means the seller has not reserved a minimum bid. There is no buyer's premium percentage that will be applied after your final bid.

For more information on these properties, please visit www.genefrancis.com or call the listing agent, Broker Tyler Francis, at 316-734-7342.



For over 40 years Gene Francis & Associates (GF&A) has been selling real estate and performing auctions in over 75 Kansas counties. Our agents and auctioneers have significant experience selling a variety of properties and equipment. We are a bid above the rest!

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Gavel Roads is the place to go to buy and sell land, real estate and equipment. An online auction designed to provide the easiest way for buyers to find what they are looking for and sellers to move property and equipment in the marketplace.

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