

**Thursday, September 4
at 11:00 AM**
LIVE AUCTION LOCATION:
**Meridian Center, 1420 E
Broadway Ct, Newton KS**
ONLINE BIDDING:
gavelroads.com

69.77± Acres
Harvey County, Kansas



Description: 69.77± acres selling at multi-parcel auction in two tracts in NE Harvey County, KS. Tract 1 features 15.4± acres of fenced pasture with a small pond, windmill (currently not in use), and surrounded by trees. With paved frontage and just 0.5 miles off Hwy 50, this property is ideal for a homesite or continued livestock use. Tract 2 includes 54.3± acres of rolling cultivated ground, perfect for ag production or future development. Conveniently located just 30 minutes from NE Wichita on Greenwich Rd, 17 minutes straight south of Hillsboro, 15 minutes from Newton, and 8 minutes from Peabody.

Location: 9105 NE 96th St, Peabody, KS 66866
From Exit 33 on I-135 in Newton, go 9 miles east on Hwy 50. Turn right on N East Lake Rd. Immediately turn left on NE 96th St. The property is 0.5 miles east on the south side of NE 96th St

Soil Types: Combination of Irwin silty clay loam, Farnum loam, and Rosehill silty clay—all with 1 to 3 percent slopes

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

Possession: Tract 1 possession on Oct. 15, 2025. Tract 2 possession after the 2026 wheat harvest.

Taxes: (2024) \$527.84 - Taxes will be prorated to the date of closing.

Legal Description: The West Half (W/2) of the Northeast Quarter (NE/4) of Section Ten (10), Township Twenty-two (22) South, Range Two (2) East of the 6th P.M., Harvey County, Kansas, EXCEPT that portion conveyed to the A.T. & S.F. Railroad.

Terms: Earnest money is required and shall be paid the day of the auction with the balance due on or before October 6, 2025. Earnest money to be paid: \$5,000 for Tract 1 and \$15,000 for Tract 2. 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. Broker registration must be received no later than 24 hours prior to the auction.



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For More Information
[WWW.GENEFRANCIS.COM](https://www.genefrancis.com)

