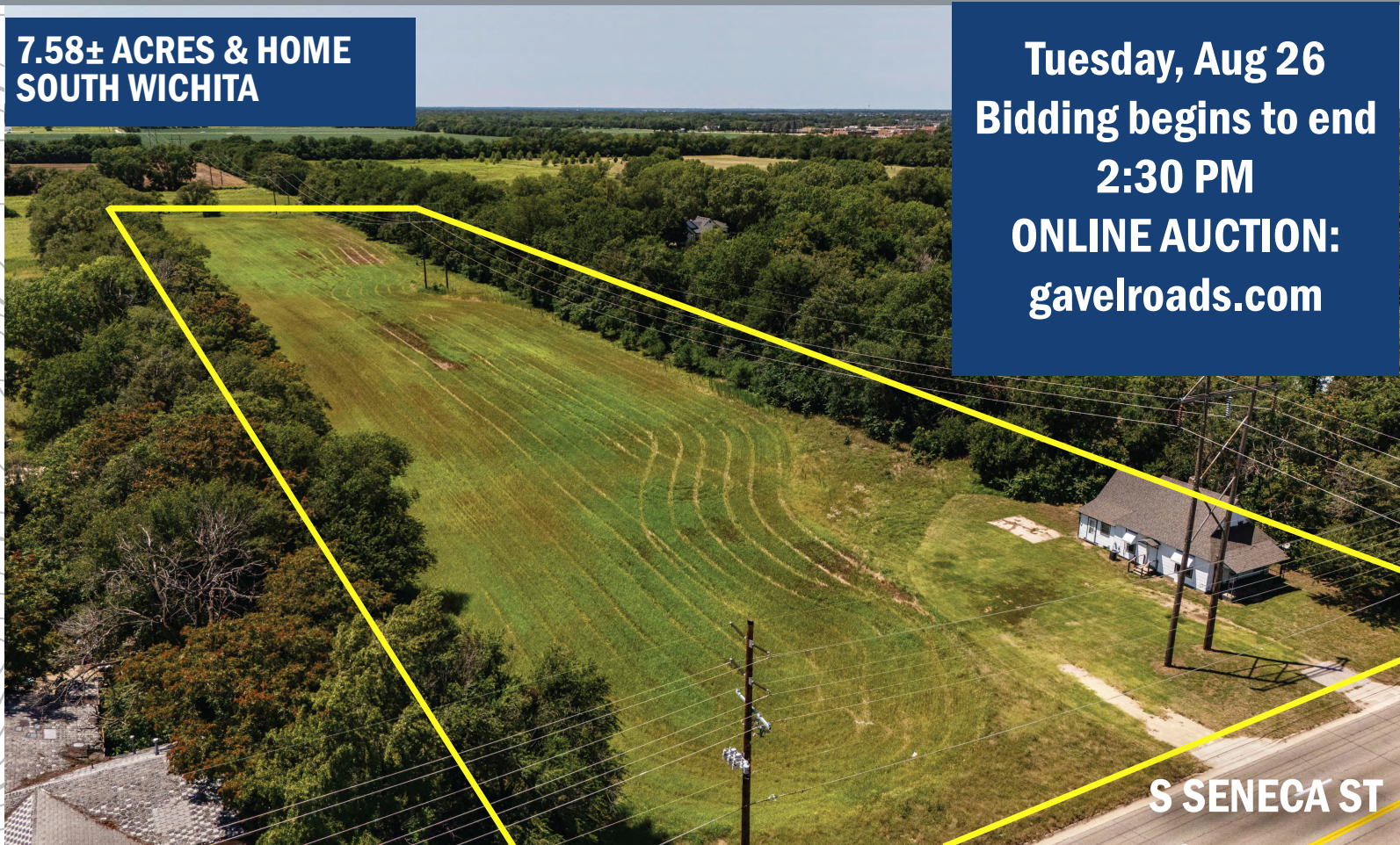


7.58± ACRES & HOME
SOUTH WICHITA

Tuesday, Aug 26
Bidding begins to end
2:30 PM
ONLINE AUCTION:
gavelroads.com



Discover a rare chance to own a double-income-producing property with this 7.58-acre parcel with a home in south Wichita. The bungalow-style home features 2 bedrooms, 1 bathroom, and 896 sq. ft. of living space, including two spacious living areas. The home has previously served as a rental, while approximately 6.37 acres of farmland offer additional agricultural income. Zoned SF-5 (Single Family) and located in the Haysville School District, the property is surrounded by commercial and industrial zoning, positioning it perfectly for future development potential. This is an ideal opportunity for investors, developers, or buyers seeking land.

Address: 5961 S SENECA ST, WICHITA, KS 67217

Location: Located ½ mile south of the intersection at 55th St S & S Seneca St in south Wichita

Soil Types: 100% Class 2 Canadian-Waldeck fine sandy loams

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

Possession: Possession will be upon closing

Taxes: \$1,119.49 - 2025 Taxes will be prorated to the date of closing



OPEN HOUSE: AUG 3, 2-4 PM

Terms: Earnest money required and shall be paid the day of the auction with the balance due on or before September 25, 2025. Earnest money to be paid: \$10,000. 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.

Katie Detmer
Broker
316-214-1715

Tyler Francis
Broker & Auctioneer
316-734-7342



GENE
FRANCIS
& ASSOCIATES
REAL ESTATE - AUCTIONS