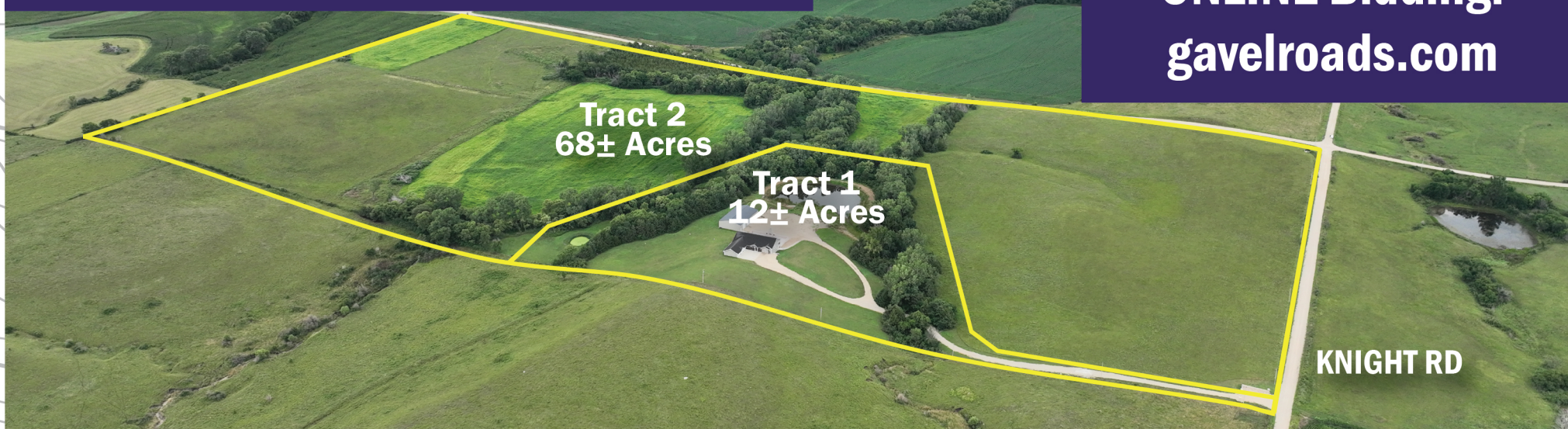


**Live Auction Location: Westmoreland
Community Building, 201 E Main St,
Westmoreland, KS**

**Thursday, Sept 11
11:00 AM CDT
ONLINE Bidding:
gavelroads.com**



Tract 1 features an extraordinary, private retreat just 25 minutes from Manhattan, KS, off Hwy 16. This high-quality custom home is nestled on 12± secluded acres and offers over 5,600 sq ft of exceptional living space and spacious 3 car garage. Built with energy efficiency and durability in mind, the home features insulated concrete form (ICF) construction, a geothermal system, and a stone coated steel shingled roof.

The stone accented driveway sets the tone for the impressive features: sprawling covered back deck with maintenance-free decking and wood accent ceiling, an in-ground saltwater pool with new liner, auto cover, and pump, plus a stone fireplace, built in stucco seating wall, stamped concrete patio, and a fully stocked pond just beyond. The home boasts vaulted ceilings, CWP cabinetry, granite countertops, walk in pantry, and a luxurious master suite. The expansive lower level includes a kitchenette and walks out to the backyard oasis. A 50x80 shop with concrete floor, electricity and plumbing completes the property.

Tract 2 consists of 68± acres of scenic land, offering 16± acres of cultivation and 52± acres of hay meadow, timber, creek and natural wildlife habitat. Deer and turkey are regular visitors. Whether you're looking for a future home site, hunting ground, recreational retreat, or continued agricultural use, this property offers a wealth of opportunity. Electricity and fiber optic are available on site, enhancing its appeal for both development and rural living.

Rarely does a property offer such a combination of quality, privacy, and potential—don't miss your chance!

Property Address: Tract 1: 18595 Knight Rd., Westmoreland KS 66549
Tract 2: 00000 Knight Rd., Westmoreland KS 66549

Driving Directions: From KS Hwy 16, turn south on Knight Road, continue for .75 miles. Property is on the east side of the road.

Taxes: Residence: 2024 = \$4804.58; Land: 2024 = \$479.16

Soil Types: Tract 2: Class 3, 43% Tulley silty clay loam, 3 to 7 percent slopes, Class 6: 34% Benfield-Florence complex, 5 to 30 percent slopes, and the remaining balance respectively in class 2 and 3 of Kennebec silt loam, occasionally flooded, Pawnee clay loam, 1 to 4 percent slopes, Wymore silty clay loam, 1 to 3 percent slopes and Pawnee clay loam 4 to 8 percent slopes, eroded

Possession: at closing

OPEN HOUSE: Sunday, August 17, 1:00-3:00 PM; Showings by appointment



Terms: Earnest money is required and shall be paid the day of the auction with the balance due on or before October 13, 2025. Earnest money to be paid: Tract 1: \$10,000, Tract 2: \$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.