

THURSDAY, NOVEMBER 13, 2025 • 11:00 AM CT
ONLINE ONLY: www.gavelroads.com



18± ACRES SOUTH OF CLEARWATER, KS

Located just 4 miles south of Clearwater, KS, this 18± acre property offers a versatile opportunity on the corner of East 130th Avenue North and North Drury Road. The acreage features a 3-bedroom, 2-bath mobile home built in 1991, with one bathroom in need of flooring, providing a solid start for those looking to customize or renovate.

The property includes two utility-style outbuildings, a detached metal 2-car garage, a non-operational windmill with potential for restoration, and a livestock pen. With two convenient driveways—one on the northeast corner and another on the southwest corner—access is flexible and practical.

Natural features include a creek running through the property and a cluster of trees along the southern end, offering habitat for local wildlife. With its open space and natural setting, this tract holds excellent potential as a future build site for someone seeking a fresh start in the country while still being close to town.

Address: 107 E 130th Ave N (14 acres), AND 00000 N Drury Rd (4.5 acres), Clearwater, KS 67026

Possession: Possession will be upon closing.

Taxes: (2024) \$2,674.58 (\$1,960.80 & \$713.78) - Taxes will be prorated to the date of closing

Location: From Clearwater, KS, go east on West 103rd Street South approximately a mile to N Drury Rd, then go south for approximately four miles.

Legal Description: S18, T30, R01W, ACRES 14, N660' OF W990' OF NW4 LESS ROW, S18, T30, R01W, ACRES 4.5, BEG 660'S & 404'E NW COR NW4, TH E580', S330', W580', N330' TO POB & LESS ROW

Terms: Earnest money of \$2,000 is required and shall be paid the day of the auction with the balance due on or before January 13, 2026. 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.

