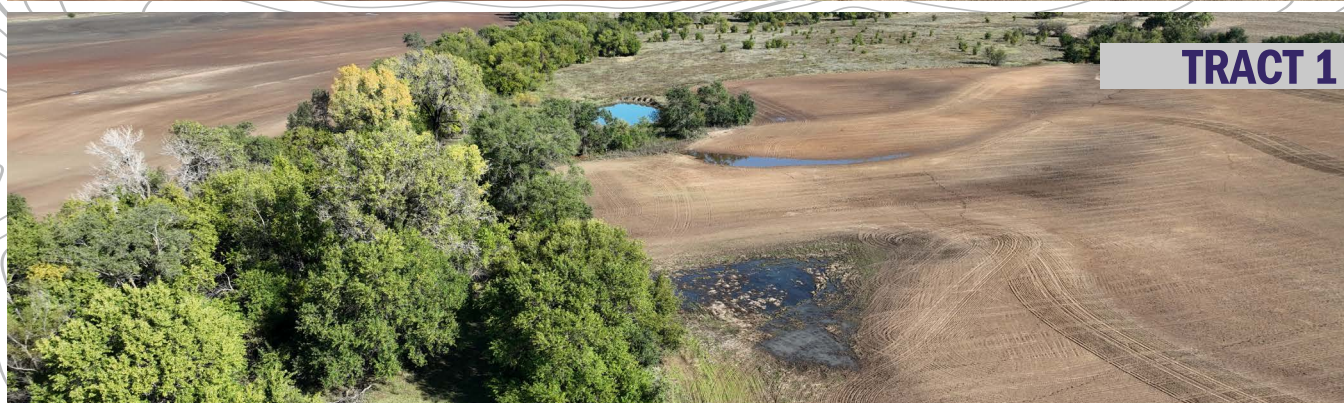
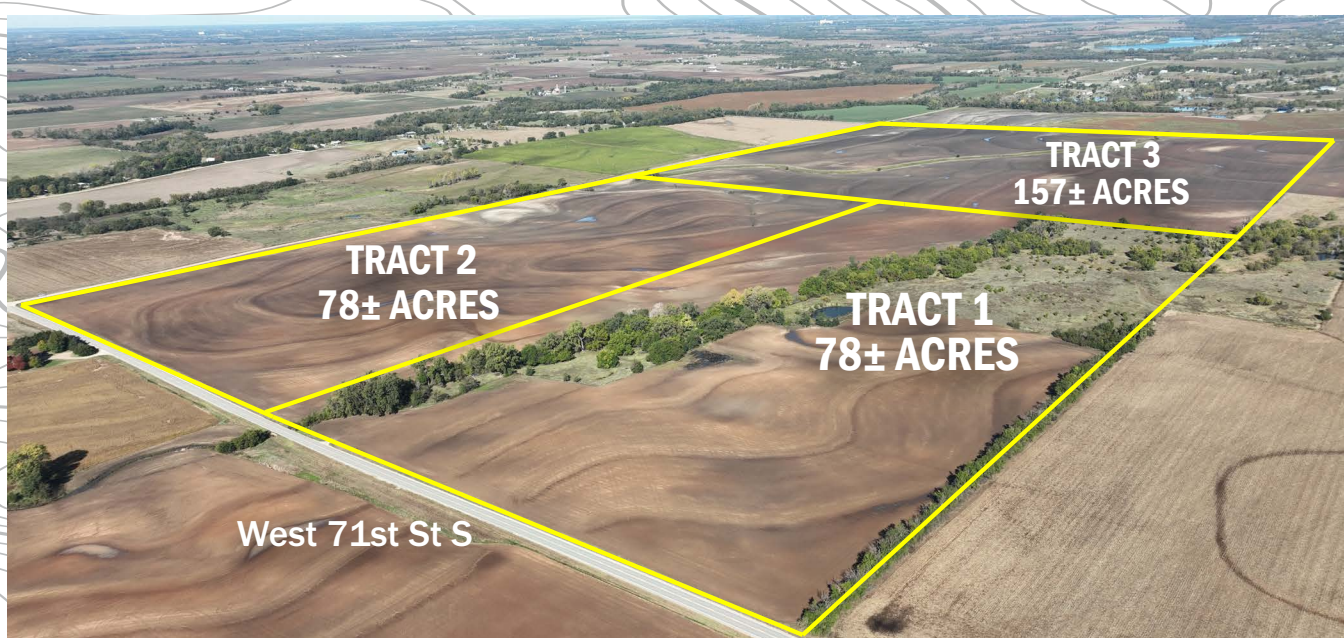


313± Acres
Sedgwick County, KS
Thursday, Dec 11
at 11:00 AM CT

Live Auction Location:
GF&A Auction Facility
12140 W K-42 Highway,
Wichita, KS

ONLINE BIDDING:
gavelroads.com



313± total acres of rolling terrain with outstanding potential for multiple uses, from growing your farm operation to rural residential development to a sprawling homesite. With blacktop frontage, Garden Plain schools and proximity to Wichita this acreage is one of a kind.

Tract 1 features 78± acres with 53± to cultivation and 25± acres of pasture, mature trees, and a small pond providing wonderful wildlife habitat. This parcel has fantastic potential for a homesite or rural development with blacktop frontage on 71st St.

Tract 2 offers 78± acres of rolling cultivation on the corner of 71st St S and 247th St W. With blacktop frontage and proximity to Wichita, Goddard, Garden Plain, and Clonmel this property could continue to be farmed or developed for growth in southwest Sedgwick County.

Tract 3 provides 157± acres of rolling terraced cultivation and a waterway meandering through the property. On the southeast corner of West 63rd St S and South 247th St W, this larger tract could continue to be farmed or developed for rural residential.

Location: From Wichita, head southwest on K-42 Highway to West 71st St S at Clonmel. Head west 3 ½ miles. Tract 1 is on the north side of 71st. Tract 2 is on the northeast corner of 71st and 247th while Tract 3 is ½ mile north on the southeast corner of West 63rd St S and South 247th St W.

Taxes: 2025 taxes will be paid by the seller. 2026 taxes will be prorated to the closing date.

Minerals: Seller's mineral interests will pass to Buyer.

Possession: Pasture upon closing. Cultivation after the 2026 wheat harvest.

Legal Description:

Tract 1: E ½ SW ¼ 35-28-3W
Tract 2: W ½ SW ¼ 35-28-3W
Tract 3: NW ¼ 35-28-3W
Sedgwick County, KS

Property Highlights

- Rolling terrain, terraced cultivation, pasture, mature trees, small pond
- Ideal location for development, homesites, or farming operation
- Blacktop frontage and Garden Plain schools
- Close proximity to Wichita, Clonmel, Garden Plain, Goddard
- Good wildlife habitat

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before January 12, 2026. Earnest money to be paid: \$12,500 on Tract 1, \$12,500 on Tract 2, and \$25,000 on tract 3. 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.

