

SIMULCAST LIVE & ONLINE

LAND AUCTION

59+/- & 40+/- ACRES • SEDGWICK COUNTY, KANSAS

TUESDAY, JUNE 14, 2022 • 6:00 PM

LIVE LOCATION: Tanganyika Wildlife Event Center

1000 S Hawkins Ln, Goddard, KS

ONLINE BIDDING: Bidding at gavelroads.com.

EXCELLENT DEVELOPMENT OPPORTUNITIES!

TRACT 1 - 59+/- ACRES - SEDGWICK CO., KS

LEGAL DESCRIPTION: Part of the West Half of the Southwest Quarter of 20-27-2W, Sedgwick Co., KS

LOCATION: Located at the northeast corner of 6th St S & 199th St W north of Goddard, KS.

DESCRIPTION: 59 +/- acres of dryland cultivation with nice rolling terrain. Soils are 89% Class 2 & 11% Class 3. Great location in Goddard, KS with blacktop frontage off 6th St & 199th. Property is in the Goddard School District and electricity is available.

TAXES: \$572.51 taxes will be prorated to the date of closing.

TRACT 2 - 40+/- ACRES - SEDGWICK CO., KS

LEGAL DESCRIPTION: The Northeast Quarter of the Northeast Quarter of 30-27-2W of Sedgwick Co., KS.

LOCATION: Located at the southwest corner of 6th St S & 199th St W north of Goddard, KS.

DESCRIPTION: 40 +/- acres of level dryland cultivation with 100% Class 2 soils. Great location in Goddard, KS with blacktop frontage off 6th St & 199th. Property is in the Goddard School District and electricity is available.

TAXES: \$387.74 taxes will be prorated to the date of closing.

MINERAL RIGHTS: All of Seller's mineral interest will pass to Buyer.

POSSESSION: Possession will be subject to tenant's rights. Buyer will receive the cash rent of \$70 per acre.

TERMS: \$25,000.00 down per tract as earnest money due day of auction with balance due on or before July 14, 2022. Property is selling "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 the title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made 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.



Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker 316.425.7732.



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For more information, please visit genefrancis.com.
Online bidding at gavelroads.com.

