

# GF&A

# ABSOLUTE • MULTI PARCEL • LIVE & ONLINE LAND AUCTION

**104± ACRES**  
**RILEY COUNTY, KS**

**THURSDAY,**  
**MARCH 28, 2024**  
**11:00 AM**

**LIVE LOCATION: Pottorf Hall,**  
**Cico Park, 1710 Avery Ave.,**  
**Manhattan, KS**

**ONLINE BIDDING:**  
**[www.gavelroads.com](http://www.gavelroads.com)**



Pillsbury Crossing, situated on the outskirts of Manhattan, KS, is known for its abundant wildlife, timber, native grass and recreational land. The property borders 57± acres owned by the Kansas Department of Wildlife & Parks, known for fishing, boating, and gathering space. These three tracts each boast special features. Each tract is conducive to a home building site. The parcels are included in the Manhattan Urban Area Comprehensive Plan. Contact Riley County Planning and Development for the potential to develop. Awaiting results from the Wabaunsee County RWD for a water feasibility study on each tract.

**DIRECTIONS:** From Manhattan, KS, travel 2 miles south on Hwy 177 to Deep Creek Rd. Turn east and travel 5 miles to Pillsbury Crossing Rd. Take Pillsbury Crossing Rd for 2 miles to the three parcels.

**Tract 1: 47 ± Acres | 4067 Pillsbury Crossing Rd. | Located in the NW ¼ of 5-11-9E**

With 38 ± acres of grassland with patches of timber, this parcel has served as a haven for grazing. The perimeter is fortified by above-average fencing. At the parcel's north end lies a natural spring along with a well on the property which has been dormant for years. Additional amenities include a livestock waterer, electric meter, loafing shed and buildable site.

**Tract 2: 37 ± Acres | 2840 Pillsbury Crossing Ln. | Located in the NW ¼ and in the NE ¼ of 5-11-9E**

This tract spans both sides of Pillsbury Crossing Lane. On the eastern side, 8 ± acres of grassland and timbered enclaves, while the western side has 7± acres of grass and woods. The east was once a site of animal research until the early 2000s with uninhabitable buildings and a loafing shed. The west has a well with an active meter, a livestock waterer and loafing shed. The split tract has potential for a building site.

**Tract 3: 20 ± Acres | 00000 Pillsbury Crossing Rd. | Located in the NW ¼ and in NE ¼ of 5-11-9E**

This parcel has a portion of Deep Creek running through it. The terrain of cedars have been removed, paving the way for the cultivation of hay and building site. A well stands in non-functioning state along with a loafing shed.

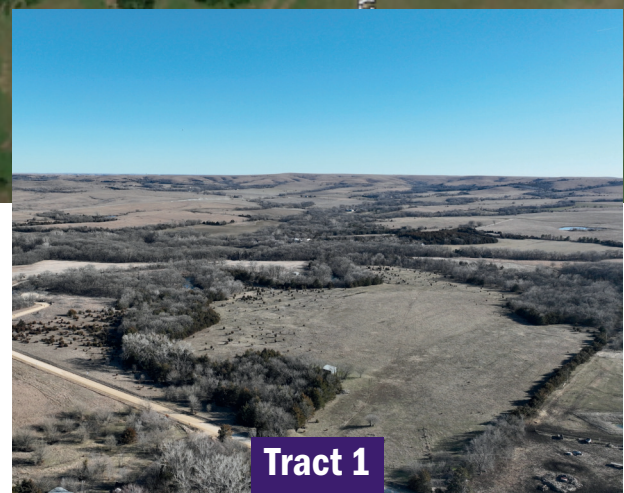
**LEGAL DESCRIPTION:** The full legal description is in the bidder packet and on the deeds when purchased.

**SOIL TYPES:** Class 2, 4 and 5 of Chase silty clay loam, Dwight Irwin complex, Ivan silt loam Ivan and Kennebec silt loams, Irwin silty clay loam, and Tully silty clay loam

**TAXES:** Kansas State University was exempt from property taxes. 2024 taxes will be determined at market value by the Riley County Appraiser's Office once the sale occurs. The buyer will be responsible for payment of property taxes.

**POSSESSION:** Upon closing

**TERMS:** \$10,000 as earnest money per tract due day of auction with balance due on or before April 29, 2024. Property sells 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. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads LLC are agents of the Seller.



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