

Sale Name: September 14th, 2023 Sedgwick Co., KS 73 +/- Acres Multi-Parcel Land Auction

LOT Tract 1 - Tract 1



Description

LOCATION

Located at the southeast corner of Tyler Rd & MacArthur Rd in Wichita, KS.

DESCRIPTION

73+/- acres of prime real estate located in southwest Wichita. This expansive property is offered in three tracts, offering a rare opportunity for versatile land use. The proximity to Wichita amenities adds to its allure for future developers, while the terraced quality soils make it an optimal choice for farming. Whether you're seeking a lucrative development opportunity, a picturesque homesite, or a quality piece of farm ground, this property ticks all the boxes. Blacktop frontage and access to electricity provides a range of opportunities. Zoned SF-20 Single Family and Rural Residential. Don't miss your chance to secure this valuable piece of land!

MINERAL RIGHTS

All of the Sellers mineral interest go to the Buyer.

TAXES

2022 Taxes are \$758.45. Taxes will be prorated to the date of closing.

POSSESSION

2023 fall crop will stay with the Seller. Possession will be after the Fall 2024 harvest, unless negotiated to be received earlier.

TERMS

Earnest money required and shall be paid the day of the auction. Tract 1: \$20,000.00; Tract 2: \$20,000.00; Tract 3: \$20,000.00 with the balance due on or before October 16, 2023. 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. 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 are agents of the Seller. Contact Tyler Francis, REALTOR & Auctioneer, (316) 734-7342.

Property selling in conjunction with Gavel Roads, LLC, Connie Francis, Broker (316) 425-7732.

Quantity: 1



<https://www.gavelroads.com/>