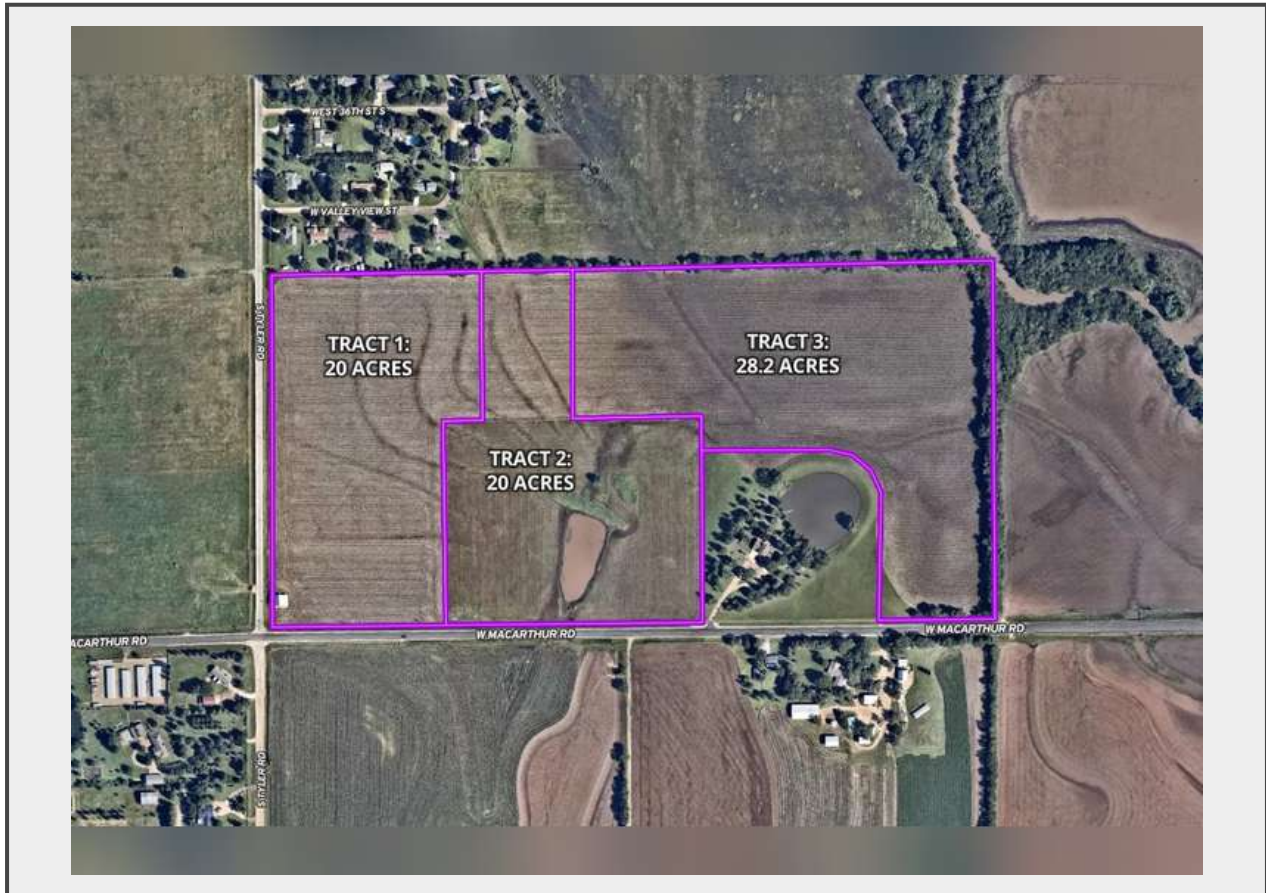


**Sale Name:** February 13th, 2024 Sedgwick Co., KS 68 +/- Acres Multi-Parcel Land Auction

**LOT Tract 2 - Tract 2**



**Description**

**LOCATION**

All three tracts are located at the northeast corner of Tyler Rd & MacArthur Rd in Wichita, KS.

**DESCRIPTION**

Tract 2: 20 ± acres with approximately 16 acres of fenced pasture, 1-acre pond, and balance to cultivation with Class 2 and 3 soils. This tract offers potential for single family use or housing development with SF-20 and Rural Residential Zoning.

Offering approximately 68 acres in Sedgwick County, Kansas, in three tracts, this property sits in southwest Wichita, Kansas, and features convenient blacktop frontage via Tyler Road & MacArthur Road. The availability of electricity adds to its development potential. Located in the Haysville School District. Zoned as SF-20 Single Family & Rural Residential, this land presents an opportunity for development, home sites, or agricultural investment.

**MINERAL RIGHTS**

All of the Sellers mineral interest go to the Buyer.

**TAXES**

2022 Taxes are \$512.92. Taxes will be prorated to the date of closing.

**POSSESSION**

Possession will be upon closing.

**TERMS**

Earnest money required and shall be paid the day of the auction. Tract 1: \$10,000; Tract 2: \$10,000; Tract 3: \$10,000 with the balance due on or before March 13, 2024. 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](tel:(316)734-7342).

Property selling in conjunction with Gavel Roads, LLC, Connie Francis, Broker [\(316\) 425-7732](tel:(316)425-7732).

**Quantity:** 1



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