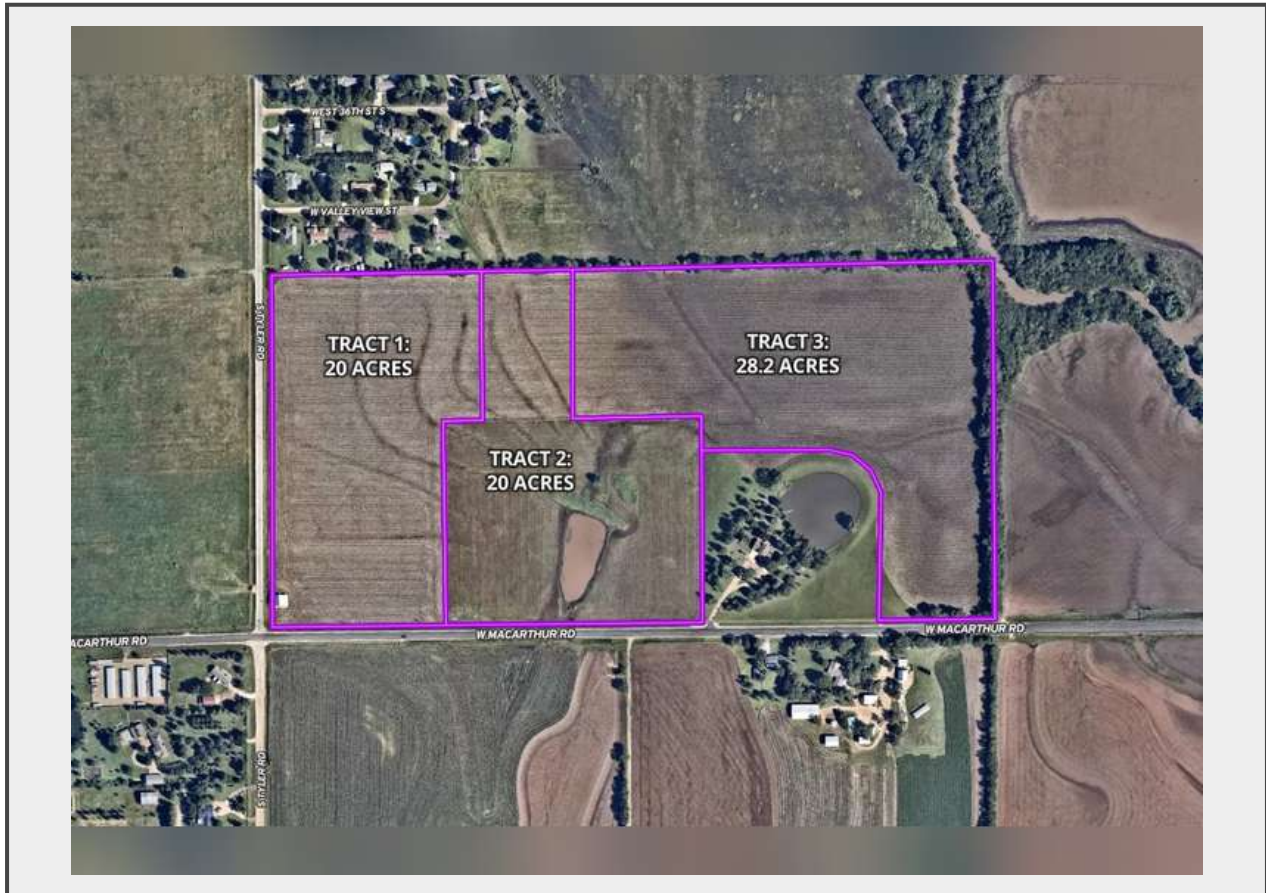


Sale Name: February 13th, 2024 Sedgwick Co., KS 68 +/- Acres Multi-Parcel Land Auction

LOT Tract 1 - Tract 1



Description

LOCATION

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

DESCRIPTION

Tract 1: 20 ± acres to all cultivation with a historical red barn on the northeast corner of Tyler Rd & MacArthur Rd. The 1909 barn is approximately 30 x 45 feet full of charm with a tin roof. This tract is zoned SF-20 and offers great potential for housing development or single family use.

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.

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

Quantity: 1



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