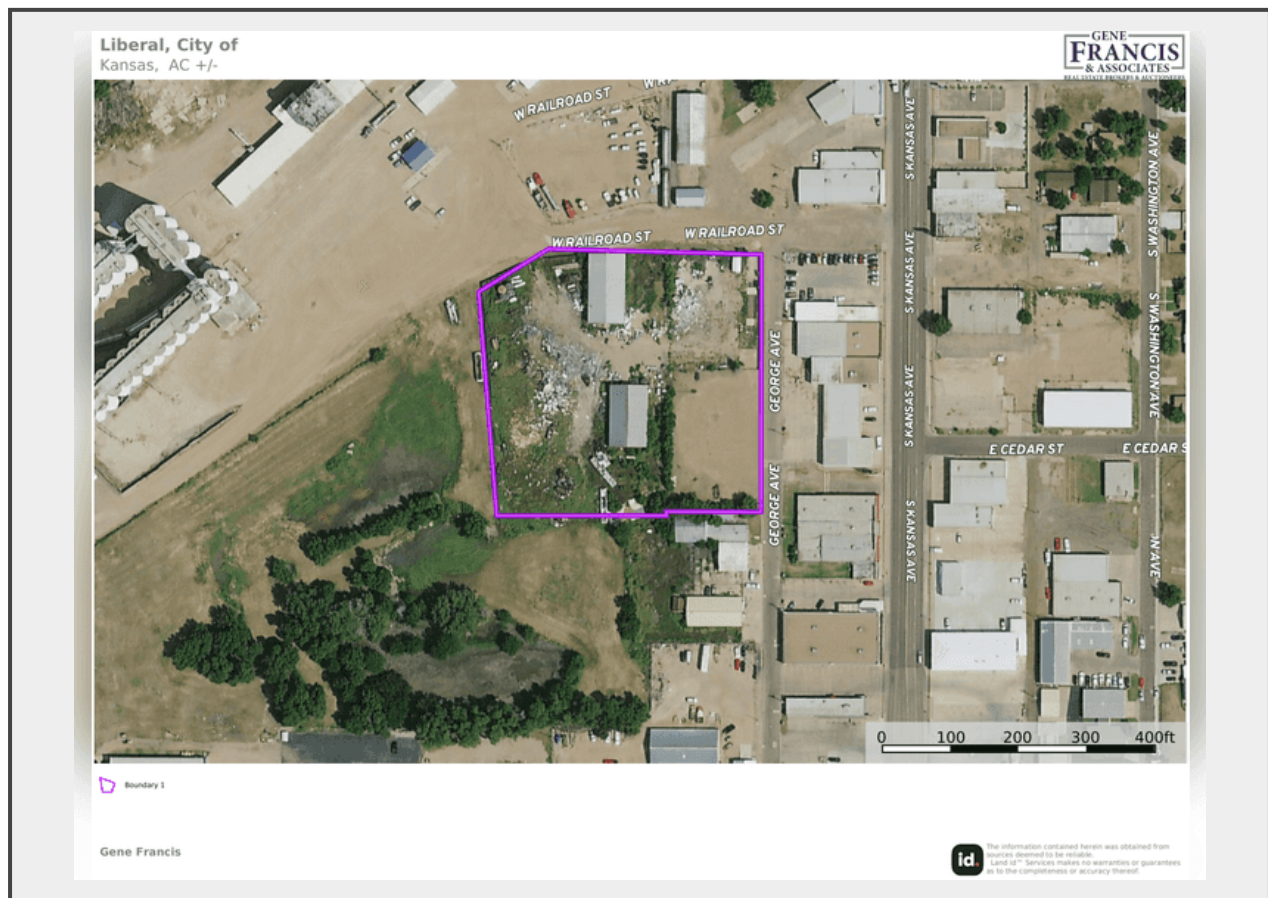


**Sale Name:** February 5th, 2025 Liberal, KS 3.47± Acres Commercial Land Auction  
**LOT 1 - 3.47± Acres Liberal, KS**



## Description

This 3.47± acre property, located just ½ block north of Highway 54, offers vacant land with two large buildings and is zoned for Heavy Industrial use (zoning details available in the packet). The property features fencing around the majority of the area, with some sections left open. The North Building is a 50' x 98' steel frame structure, while the South Building, measuring 50' x 91', is a wood frame structure needing door repairs. A Union Pacific Railroad rail spur siding runs approximately 342 feet onto the property with the main line just two blocks away. While there is minimal overgrowth of trees and grass, most items on site will sell with the property.

## Legal Description:

1.34 acres in 54 Addition and 2.13 acres in Block 3 and Block 4, J. E. George Addition, to the City of Liberal, Seward County, Kansas. Full legal description shown in the survey completed Sept 4, 2024.

## Location:

From the corner of Pancake Blvd (Hwy 54) and Kansas Ave, head north on Kansas Ave to Railroad St. Turn west on Railroad to George Ave. The property is at the southwest corner of George Ave and Railroad St.

**Possession:** Possession will be given at closing.

**Taxes:** City of Liberal is tax exempt. 2025 Taxes will be prorated as of the date of closing by the title company.

**Terms:** Earnest money of \$2,000 required and shall be paid the day of the auction with the balance due on or before March 7, 2025. 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. If necessary, financing needs to be arranged and approved before the auction. Statements made on 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. There is no Buyer's premium.

**Quantity:** 1



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