

**Sale Name:** April 29th, 2025 Rice/Reno Co., KS 290± Acres 7 Tracts Land Auction

**LOT 2 - Tract 2 – 29± Acres**



**Description**

**Tract 2 – 29± Acres**

**Legal Description:** Part of the SE  $\frac{1}{4}$  of 9-21-8W in Rice Co., KS – Legal description to be updated upon survey. Survey to be done prior to closing.

**Location:** Northeast corner of Old K-14 and Ave U. Approx 1 mile north of Sterling, KS off of N Broadway Ave. then north on Old K-14 Hwy approx.  $\frac{1}{8}$  of a mile.

**Description:** This unique 29± acre tract lies just south of Tract 1 and features a distinctive triangle shape. Composed mostly of water and approximately 35 feet deep, this parcel offers a range of recreational or commercial possibilities. Its proximity to Tract 1 and location near the Sterling Interchange add to its accessibility and appeal.

**Taxes:** 2024 taxes were \$3,608.56 for Tracts 1-3 combined. Taxes will be separated to each tract and prorated to the date of closing.

**Possession:** Upon closing

**Minerals:** Rights owned by seller will transfer to buyer

**Water Rights:** Water rights will pass to the buyer. File no. 6979 (Recreation use) – Authorized Quantity (AF): 47.25 – This file to be separated from Tract 1 prior to closing.

**Terms:** Earnest money required and shall be paid the day of the auction. Tract 1: \$30,000.00; Tract 2: \$5,000.00; Tract 3: \$3,000.00; Tract 4: \$1,000.00; Tract 5: \$3,000.00; Tract 6: \$15,000.00; Tract 7: \$30,000.00; with the balance due on or before May 29, 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.

**The Bidding Process:** You are invited to attend the in-person auction in Sterling, Kansas, at Studio 96, 121 S Broadway Avenue. Alternatively, you can pre-bid and bid online during the auction by registering at [www.gavelroads.com](http://www.gavelroads.com). The live bidding will start at approximately 6:00 PM CDT. Each Tract will sell individually. The auction will begin with Tract 1 and go sequentially through all seven tracts. The bidder with the highest bid per tract wins that tract. The property is selling Absolute which means the seller has not reserved a minimum bid. There is no buyer's premium percentage that will be applied after your final bid.

**Quantity:** 1



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