

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

**LOT 5 - Tract 5 – 21± Acres**



**Description**

**Tract 5 – 21± Acres**

**Legal Description:** West ½ of the NE ¼ of 24-21-8W in Rice Co

**Location:** Southeast corner of K-14 and Ave V. East on Cleveland Ave in Sterling, KS approx. 3 miles. The property is on the south side of Ave V. Or, ⅓ mile west of 19th Rd on Ave V.

**Description:** Offering 21± acres of open space, this tract features an old homestead site and is well-suited for a future build. Conveniently located just 7 minutes from Sterling and 10 minutes from Nickerson, it provides a great balance of rural living with easy access to nearby towns. Whether you're looking for a quiet homesite, hobby farm, or a piece of land to make your own, this property has plenty of potential.

**Taxes:** 2024 Taxes: \$61.74 – 2025 taxes will be prorated to the date of closing.

**Possession:** Upon closing

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

**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/>