

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

LOT 7 - Tract 7 – 70± Acres



Description

Tract 7 – 70± Acres

Legal Description: West ½ of the SE ¼ of 3-22-7W in Reno Co

Location: ½ mile east of Nickerson Road & W 95th Ave on the north side of 95th Ave. From the K-14 Hwy & Nickerson Road interchange, travel south on Nickerson Road ½ mile, then turn east on 95th. Travel ½ mile east on 95th Ave. The property is on the north side of 95th Ave.

Description: Spanning 70± acres, this former plant site offers a mix of 23± acres of water and 44.5± acres of grass, with potential existing utilities (buyer to verify). Its strategic location provides easy access to the Nickerson Interchange, making it an excellent candidate for commercial, recreational, or residential development. With diverse land features and convenient connectivity, Tract 7 is a versatile property with significant potential. Property includes 2.9± on the north side of K-14 Hwy.

Taxes: 2024 Taxes: \$2,465.52 – 2025 taxes will be 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. 41995 (Recreation use)

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. 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



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