

82.4 ACRES SEDGWICK COUNTY, KANSAS
TILLABLE FARM GROUND NORTH OF WICHITA

AUCTION

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Tuesday, November 15, 2022 • 6:00 P.M.

AUCTION LOCATION: American Legion, 108 E. Topeka, Whitewater, KS 67154



PROPERTY DESCRIPTION: 82.4 acres of quality tillable farm ground north of Wichita in Sedgwick County, Kansas. This property is 100% tillable with 85% Class II soils and 15% Class III soils. Take advantage of this opportunity to expand your current agriculture operation or Invest In Land!

POSSESSION: Possession will be given at closing subject to tenants rights, there is wheat currently planted on the property.

LEGAL DESCRIPTION: N/2 SW/4 Section 2, Township 25 South, Range 1 East of the 6th PM, Sedgwick County, Kansas.

EARNEST MONEY: \$35,000

2021 REAL ESTATE TAXES: \$742.59

LAND LOCATION: From 135 north of Wichita, east on 125th St 1 1/2 miles to Hillside, south 1/2 mile to the property.



TERMS: Bidding will be by the acre, your bid times 82.4. There will be a 10% buyers premium added to the high bid to determine the contract price. The successful high bidder shall be required to sign the real estate purchase contract linked above and be purchasing the property subject to the preliminary title search report also linked above. Non refundable earnest money is stated above and due at the conclusion of the auction unless other arrangements have been made by Buyer prior to bidding. The balance shall be due upon Sellers submission of merchantable title and closing. Closing date shall be on or before December 15, 2022. Closing fee and title Insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways and rights of way. This property is not selling subject to financing, inspections, or appraisal. Interested buyers need to view the property prior to the date of the auction and have financing available and any inspections performed prior to bidding. Boundary lines and fence lines are not guaranteed. All pertinent information is available upon request.

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