

10+- Acres Southeast of Derby, Kansas
on Greenwich Rd



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Auction Closes Wednesday, April 3, 2024 — 2:00 P.M.

ONLINE ONLY AUCTION

Bidding will begin on March 27 • Download the Sundgren Realty app today!



ESTATE OF ETTA M. FLORIO, SELLER

PROPERTY DESCRIPTION: 10+- acres located southeast of Derby on Greenwich Rd in Sedgwick County, Kansas! What a great opportunity to purchase a property with features such as blacktop frontage, utilities available, pasture, and a nice pond. There is a hedge row all along the north boundary of the property. Uses of the property could include hay meadow, a place to keep horses or livestock, a small hunting/recreation tract, and of course a future house building site for your dream home or barndominium!

LEGAL DESCRIPTION: North 329.5 feet of the Southwest Quarter of the Southwest Quarter of Section 22, Township 29 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas.

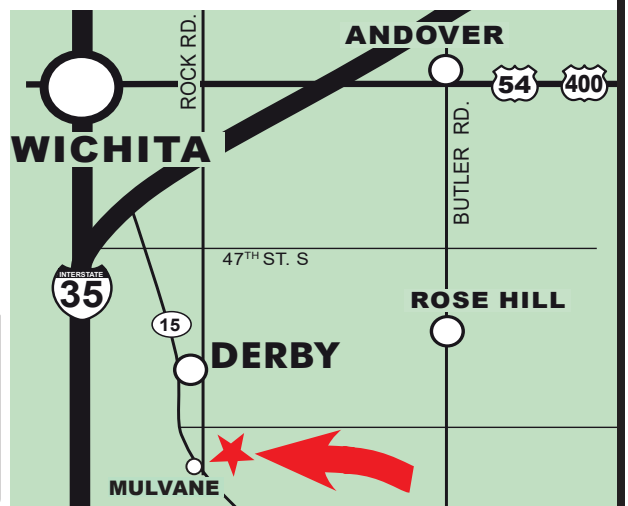


LAND LOCATION: From Derby south on HWY 15 to 95th St South, east 3½ miles to Greenwich Rd, south ¼ mile to the property.

2023 REAL ESTATE TAXES:
\$17.33

EARNEST MONEY: \$15,000

TERMS: Bidding will close at 2:00 PM Central on Wednesday April 3, 2024 or once no additional bids have been placed for 2 minutes. There will be a 10% buyers premium added to the high bid to arrive at the contract price. Earnest money is \$15,000 due at the conclusion of the Auction with the balance due upon Sellers submission of merchantable title and closing. Closing date shall be on or before May 3, 2024. 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 or inspections. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



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