

95.5+- ACRES SEDGWICK COUNTY, KANSAS
TILLABLE LAND FOR SALE

AUCTION

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Thursday, November 30, 2017 • 6:00 P.M.

AUCTION LOCATION: Motel 6, 1075 Hopalong Cassidy Cir., Valley Center, KS 67146

GENEVA I. POTTER IRREVOCABLE TRUST, SELLER



PROPERTY DESCRIPTION: Quality Sedgwick County, Kansas tillable farm ground located at the corner of 101st St N and Rock Rd. With blacktop frontage on the south and township road on the west, access is excellent. Great property or agriculture income and potential future development. There are currently 79+- acres planted to Soybeans. The balance of the property is native pasture, brome grass, and scattered light timber.

LEGAL DESCRIPTION: Long legal, call for details.

2016 REAL ESTATE TAXES: \$408.51.

LAND LOCATION: North of Wichita on I-135 to the 101st St Exit, East 4¼ Miles.



TERMS: Earnest money is \$25,000 down 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 December 29, 2017. 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. All pertinent information is available upon request. All announcements made the day of the auction take precedence over any other announcements or printed material.



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