

60+- ACRES SEDGWICK COUNTY, KANSAS – FUTURE DEVELOPMENT
LAND NEAR VALLEY CENTER

AUCTION

www.sundgren.com

Bidding Ends Thursday, February 20, 2025 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding will open on February 13 • Download the Sundgren Realty app today!



DIRK A. JONES AND JULIE K. JONES JOINT REVOCABLE TRUST, SELLER

PROPERTY DESCRIPTION: 60+- acres located just northeast of Valley Center High School in Sedgwick County, Kansas. Tillable farm ground makes up approximately 50 acres of the property, with the balance being trees and pasture. The new Valley Center High School was constructed less than 1/2 mile from the property, offering blue sky upside future development potential or a tremendous residential home building site with agriculture income plus recreation.

PROPERTY ACCESS: Access is provided by Seneca St along the east boundary AND a 70' easement from the northwest corner of the property 1/2 mile north to 101st St.

WILDLIFE: Pictures captured over the last couple of weeks include Kansas whitetail deer, quail, pheasant and a bobcat!

2024 REAL ESTATE TAXES:

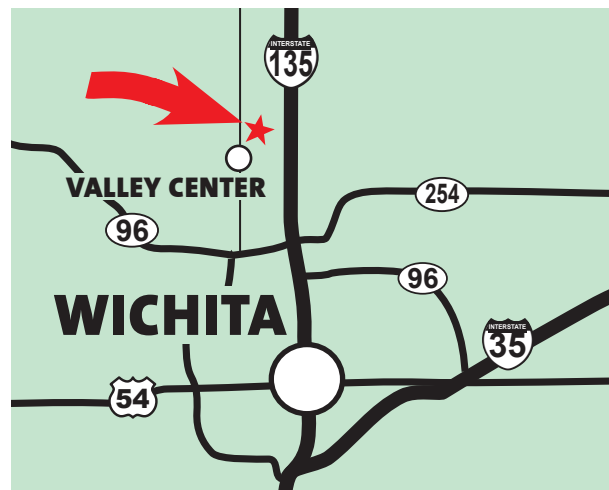
\$455.94

LAND LOCATION:

From Valley Center High School, 1 mile east on 93rd St. N to Seneca, 1/4 mile north to the property.



TERMS: Bidding will close at 4:00 PM Central on Thursday February 20, 2025 or once no additional bids have been placed for 2 minutes. Bidding will be by the acre, your bid times 60 to determine contract price. There is no buyers premium. Earnest money is \$50,000 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 March 21, 2025. Closing fee and title insurance fee will be split 50/50 between Seller and Buyer. Selling subject to easements, restrictions, roadways, rights of way and subject to Seller approval. The successful high bidder will be required to sign our real estate purchase contract and be purchasing the property subject to the title search report, both linked at sundgren.com. 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. Fence lines, boundaries, and acreages are not guaranteed. All pertinent information is available upon request.



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