

108+- ACRES AT HWY 254 & 127TH ST EAST,
SEDGWICK COUNTY, KANSAS

AUCTION

www.sundgren.com

Bidding Ends Thursday, April 23, 2026 — 4:00 P.M.

ONLINE ONLY AUCTION

Bidding Opens April 16 • Download the Sundgren Realty App today!



ALVIN E. HAMANT AND HELEN L. HAMANT FAMILY TRUST, SELLER

PROPERTY DESCRIPTION: 108± acres located northeast of Wichita along Hwy 254 in Sedgwick County, Kansas, offering a rare and diverse investment opportunity. This property features a balanced mix of tillable farmland, pasture, mature trees, pond, existing oil income, and strong development potential in a highly desirable location and the future path of development. Positioned with blacktop frontage along Hwy 254 and township road access from 127th St. Conveniently situated just 1 mile from Greenwich Road, this property provides both immediate income opportunities and long-term investment potential. Properties of this caliber rarely come available, don't miss your chance to invest in land!

OIL INCOME: A 1/32 royalty interest will transfer to the Buyer at Closing.

POSSESSION: Possession of the property will be at closing subject to tenants rights to plant and harvest a 2026 corn crop. The Buyer shall receive the landowner 1/3 of the crop.

2025 REAL ESTATE TAXES: \$88.92

LAND LOCATION FROM 96 HWY IN EAST WICHITA: 4 miles north on Webb Rd to HWY 254, east 2 miles.

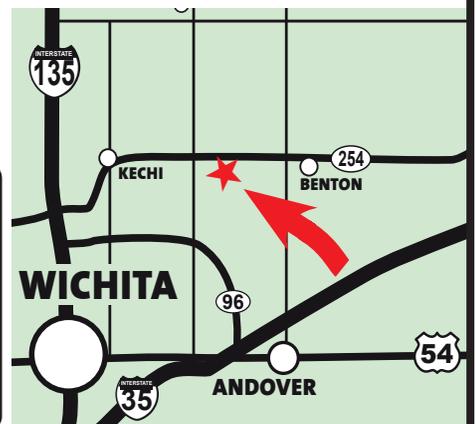
LAND LOCATION FROM BENTON: 4 miles west on HWY 254.

LAND LOCATION FROM KECHI: 4 miles east of Woodlawn on HWY 254.



**This auction is held in cooperation
with Linda Nugent, Berkshire Hathaway PenFed Realty!**

TERMS: This will be an online only auction. Bidding will be by the acre, your bid times 108 plus a 10% buyer premium added to the high bid to determine contract price. Earnest money is \$75,000 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 27, 2026. 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. 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. 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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