

ABSOLUTE!

AUCTION

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Tuesday, February 12, 2019 • 6:00 P.M.

AUCTION LOCATION: Benton Community Bldg., 150 S. Main St., Benton, KS

SAMUEL T. LUINTRA LIVING TRUST, SELLER

**77+- ACRES SEDGWICK COUNTY KANSAS LAND FOR SALE
FURLEY BUILDING CREEK TILLABLE TIMBER**



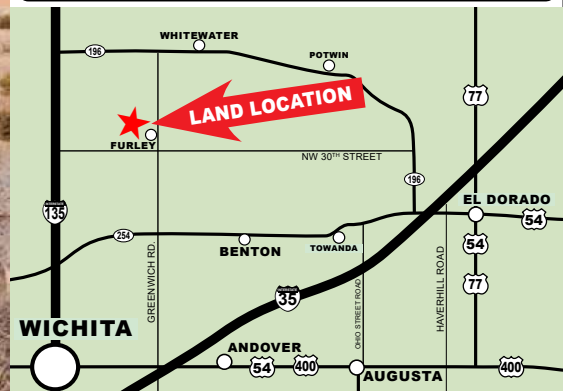
PROPERTY DESCRIPTION: 77+- acres of tillable, timber, pasture, & creek located just 1/4 mile east of blacktop Webb Rd in Northeast Sedgwick County, Kansas. Great opportunity to Invest in Agriculture and Recreation, with the potential of building your dream home in the future! There are 60+- acres of tillable and the remaining 17+- acres is timber, pasture, & creek. Go take a look at this property, it has character and qualities that you will appreciate!

LEGAL DESCRIPTION: The East Half of the Northwest Quarter of Section 16, Township 25 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, except railroad right of way in the South East corner and except the roadway on the North.

2018 REAL ESTATE TAXES: \$491.68.

LAND LOCATION: From HWY 254 northeast of Wichita, North on Webb Rd 6 Miles, East on 109th St North 1/4 Mile.

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 March 15, 2019. 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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