

138+- ACRES SEDGWICK COUNTY KANSAS
-3 TRACTS TILLABLE LAND & BRICK HOUSE

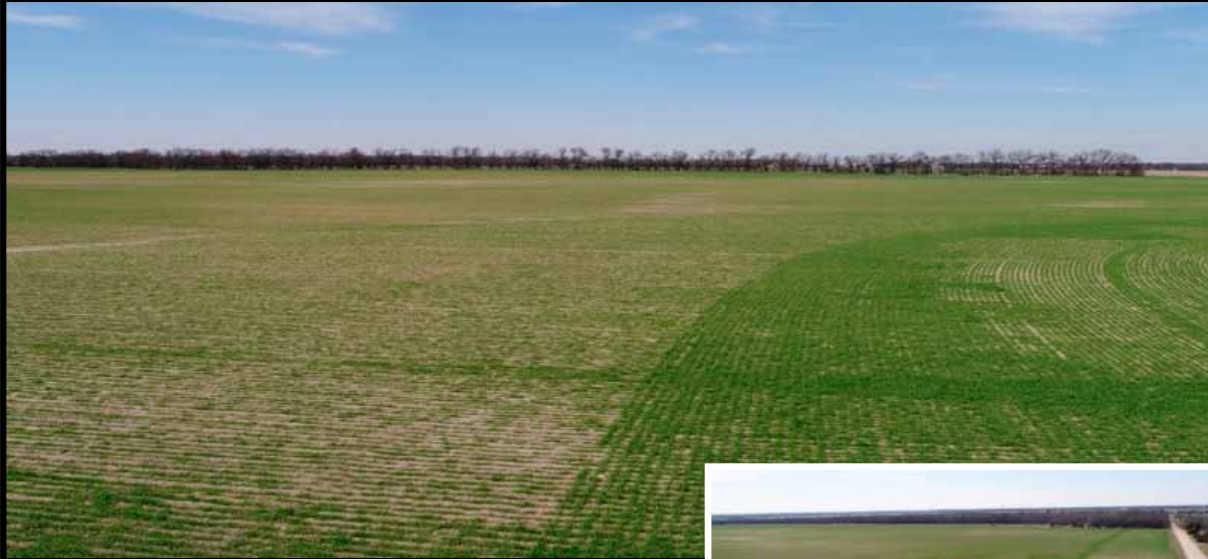
AUCTION

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Friday, May 3, 2019 • 2:00 P.M.

**AUCTION LOCATION: 9299 N. Oliver St., Valley Center, KS 67147
(ON-SITE TRACT 3)**

THE WINIFRED V. MARK REVOCABLE TRUST, SELLER



TRACT 1 — DESCRIPTION

58+- acres of tillable farm ground between 85th St N and 93rd St N on Oliver north of Wichita. Great opportunity to invest in good quality agriculture ground with future upside potential. These properties are near many great examples of high end rural development. Oliver St frontage all along the east border of the property is blacktop. The Seller will retain the current wheat crop planted on the property, and the Buyer shall receive full possession upon harvest of that 2019 wheat crop.

LEGAL DESCRIPTION: The North Half of the Southeast Quarter of Section 26, Township 25 South, Range 01 East of the 6th PM, Sedgwick County Kansas EXCEPT the west 20 acres thereof AND EXCEPT a 2+- acre tract in the southeast corner of the subject property. Exact legal description will be provided by survey.

2018 REAL ESTATE TAXES: \$953.50. **EARNEST MONEY:** \$25,000.

TRACT 2 — DESCRIPTION

75+- acres of tillable farm ground north of Wichita between 85th St N and 93rd St N on Oliver. This desirable area offers the possibility of future rural development with current agriculture income. Rural water and electricity are available. Oliver runs all along the east side of the property providing blacktop frontage, and the north boundary 93rd St N is a good gravel road. The Seller will retain the current wheat crop planted on the property, and the Buyer shall receive full possession upon harvest of that 2019 wheat crop.

LEGAL DESCRIPTION: The East Half of the Northeast Quarter of Section 26, Township 25 South, Range 01 East of the 6th PM, Sedgwick County Kansas EXCEPT a 5+- acre tract in the northeast corner of the subject property. Exact legal description will be provided by survey.

2018 REAL ESTATE TAXES: \$2027.94 for both Tracts 2 & 3.

EARNEST MONEY: \$35,000.



TRACT 3 — DESCRIPTION

All brick ranch style 3 bedroom home on 5+- acres north of Kechi at the corner of 93rd St N and Oliver, commonly known as 9299 N Oliver St, Valley Center Kansas 67147. There are 1178 square feet of living area and beautiful hardwood floors in the 1951 built ranch. A new roof was put on in 2014. Great rural property with blacktop frontage. The house sits back off the road with a nice variety of mature trees in the yard. Water to the house is provided by a water well, but there is also a rural water meter located on the property that will transfer to the Buyer at closing. The house has an attached garage, a detached building perfect for parking or storage, and an additional shed. The Seller will retain the current wheat crop planted on the property, and the Buyer shall receive full possession upon harvest of that 2019 wheat crop.

LEGAL DESCRIPTION: 5+- acres in the northeast corner of the Northeast Quarter of Section 26, Township 25 South, Range 01 East of the 6th PM, Sedgwick County KS.

2018 REAL ESTATE TAXES: \$2027.94 for both Tracts 2 & 3.

EARNEST MONEY: \$5,000.

TERMS: There will be a 10% buyers premium added to the high bid to determine the contract price. Earnest money is specified above for each tract and 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 June 3, 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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