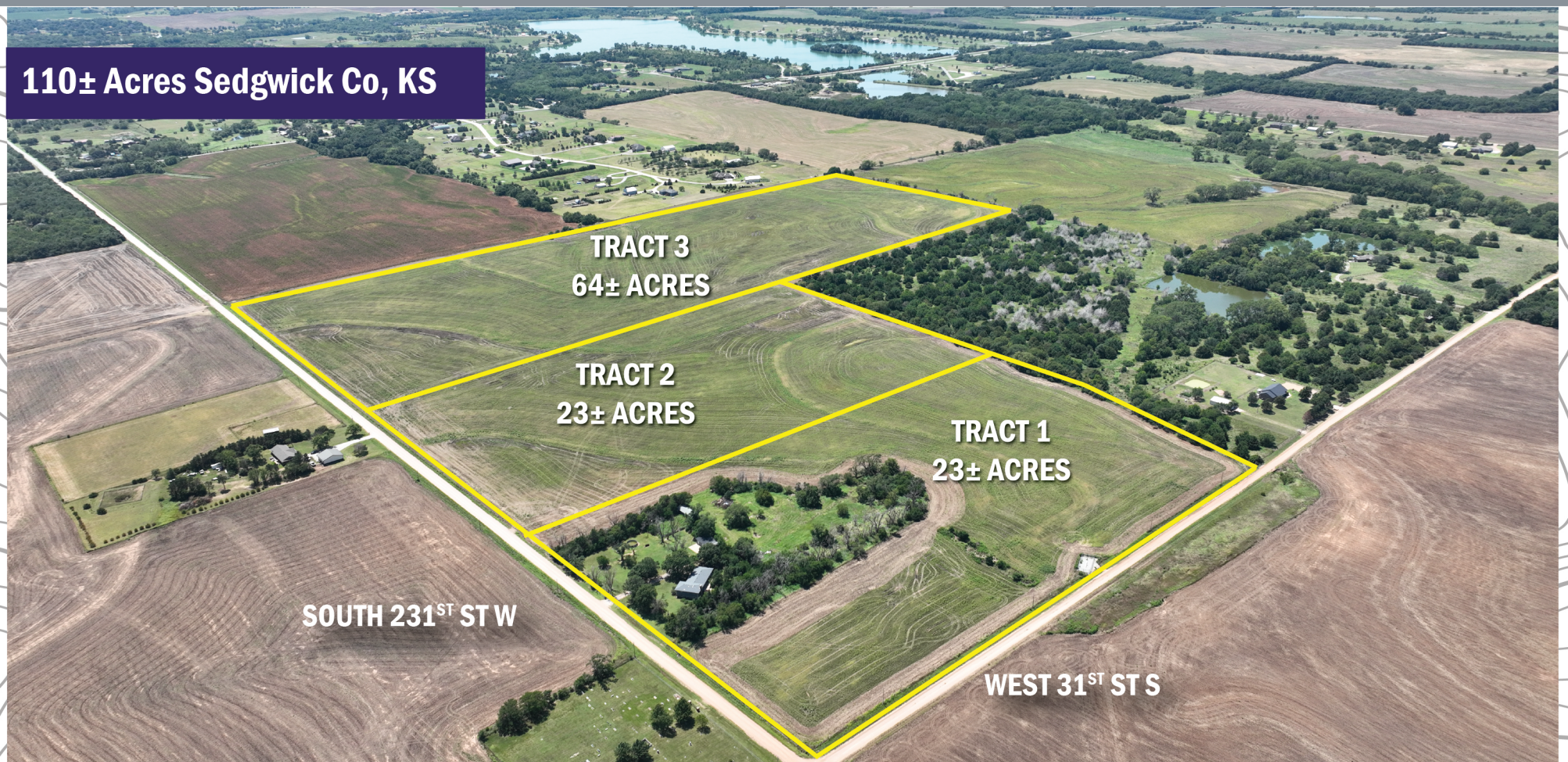


110± Acres Sedgwick Co, KS



Thursday, Sept 18, 2025, at 11:00 AM CDT
ONLINE BIDDING: gavelroads.com

**Auction Location: Tanganyika Wildlife Park, 1000 S Hawkins Ln,
Goddard, KS 67052 - Manyara Room**

Don't miss out on this opportunity to own 110± acres of versatile land just 1 mile from Lake Afton and 3 miles from Goddard. This property currently offers a homestead surrounded by rolling topography, making it ideal for more scenic homesites or as an excellent addition to an existing farming operation. With electricity available, amenities nearby in Goddard, and recreational activities at Lake Afton, this land offers both rural tranquility and urban convenience in a prime location.

This property is being offered through a multi-parcel auction and can be purchased in individual tracts or in combination. The Farm Service Agency cites 107.15 acres of cropland - wheat base acreage of 101.5 acres with PLC Yield 41 bushel/acre, and grain sorghum of 5.65 acres with PLC Yield 40 bushel/acre.

Driving Directions: From Kellogg (US 54/400), south on 231st St W for 2 miles to property. From MacArthur (39th St S), north on 231st St W for 1 mile.

Legal Description: 110± acres NE/4 11-28-3W, Sedgwick County

Soil Types: 72.42% Blanket silt loam with 1-3% slopes, 11.63% Shellabarger-Nalim complex with 1-3% slopes, 8.27% Blanket silt loam with 0-1% slopes, 6.96% Shellabarger sandy loam with 3-6% slopes, .71% Shellabarger sandy loam and Milan loam with 3-6% slopes.

Minerals: Sellers mineral interest transfers to buyer

Possession: At closing

Taxes: (2024) \$4,838.86 to be prorated at closing

Open House: Sunday, Sept 7, 2025, 2:00-4:00 PM CDT



HOMESTEAD - 3215 S 231st St W, GODDARD (23± acres)

- Spacious 5-bed, 3-bath home
- Large kitchen & dining area – massive living room
- Upstairs master bedroom with jack-and-jill bath
- Downstairs family room with hidden wet bar
- Large unfinished basement
- New roof & guttering – newer HVAC
- Detached 2-car oversized garage and loafing shed

Terms: Earnest money is required and shall be paid the day of the auction with the balance due on or before October 17, 2025. Earnest money to be paid: Tract 1 \$10,000, Tract 2 \$7,000, Tract 3 \$7,000. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.