

228± Acres
Pottawatomie Co, KS

Thursday, Sept 10
at 11:00 AM CDT

Live Auction Location:
Westmoreland Community
Center, 201 Main St,
Westmoreland, KS

ONLINE BIDDING:
gavelroads.com



SELLING IN 5 TRACTS

TRACTS 1 & 2: Two 15± Acre Tracts with Hwy 99 Frontage
TRACTS 3 & 4: Two 10± Acre Tracts with Rock Creek Rd Frontage
TRACT 5: 178± Acres Agricultural Land

14885 N 1st St, Westmoreland, KS

Tracts in the North Half of 33-7-9E

Outstanding opportunity to purchase 228± acres selling at multi-parcel auction, allowing buyers to bid on individual tracts, combinations of tracts, or the property as a whole, subject to the auction terms.

Tracts 1 & 2: Two 15± acre parcels with paved frontage along Highway 99, offering excellent potential for rural residential homesites, future development, or a subdivision.

Tracts 3 & 4: Two 10± acre parcels along graveled Rock Creek Road, ideal for country homesites with plenty of space for outbuildings, livestock, or recreational use.

Tract 5: Approximately 178± acres of productive agricultural land featuring former CRP acreage now established in hay meadow, native grass, waterways, ponds, mature timber, outbuilding and pens. This tract offers excellent agricultural income potential while also providing outstanding wildlife habitat and recreational opportunities. Tenant rights cease on the existing pasture and hay lease by September 30, 2026.

The 3± acre cell tower site and 33± acre retained parcel are not included in the auction and will remain with the family.

Buyers are encouraged to contact Pottawatomie County Planning & Zoning, Pottawatomie County Environmental Health, the City of Westmoreland, Pottawatomie Co RWD #2 and the Kansas Department of Transportation (KDOT) to verify zoning, subdivision requirements, access, utilities, driveway permits, septic system requirements, and other development considerations for their intended use.

The owner of the adjoining property to the southeast has indicated a willingness to discuss granting an easement for city utilities to serve Tracts 1 and 2. Any easement or utility agreement would be subject to negotiation between the purchaser and the adjoining landowner and is not guaranteed by the seller.

Whether you're looking to build your dream home, invest in development land, expand your farming operation, or own a premier recreational property, this multi-parcel auction offers exceptional opportunities in a highly desirable location.

Property Highlights

- 228± Total Acres Offered in 5 Tracts
- Multi-Parcel Auction: Buy One, Multiple, or All Tracts
- Combination of Rural Residential Home Sites, Income, Recreation, & Ag Production
- Strong Water Features Across Multiple Tracts
- Appeals to Farmers, Investors, Rural Homeowners, & Hunters

Driving Directions: From Westmoreland, half mile north on Hwy 99 on the west side of the road. Access also available at 1st and Campbell St and Rock Creek Rd & Robson Rd.

Taxes: 2025 Taxes: \$2525.62, prorated to closing

Possession: Upon closing

Mineral Rights: Seller interest will pass to the buyer

Water Rights: Seller interest will pass to the buyer

Terms: Offered as a multi-parcel auction in 5 tracts, allowing buyers the opportunity to purchase individual tracts, combinations, or the entire property. Whichever combination of bids brings the highest overall price will be accepted. \$10,000 nonrefundable Earnest Money required for each tract and shall be paid the day of the auction with the balance due on or before October 12, 2026. 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. Selling subject to easements, restrictions, roadways, and right of ways. Fence lines, easements, and boundaries are not guaranteed. Final surveys and legal descriptions will be completed by Seller following the auction. 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 is an agent of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.

