

20± Acres

Goddard, KS

**Wednesday, Sept 30
at 2:00 PM CDT**

**Property Address:
1030 S 215th St W
Goddard, KS**

**Online Auction:
gavelroads.com**



HOME | SHOP | POND

Enjoy country living with easy access to Goddard & Wichita in this beautifully updated 6-bedroom, 4-bath home on a private, tree-lined property off paved 215th. The home features an open main floor with new LVP flooring, a main-floor master suite with walk-in closet and remodeled bath, four upstairs bedrooms with new hardwood flooring, and a finished basement with family room, additional bedroom space, full bath and storage. A large wood deck overlooks the private backyard and approximately ½-acre stocked pond.

The 40' x 60' climate-controlled shop includes a finished workspace, half bath, concrete floor and overhead doors on both ends, providing easy access to the fenced corral and small open-front shed. Additional features include two water wells, a roof replaced in 2022, an owned 1,000-gallon propane tank with newly refurbished wet-fill kit, and fiber optic internet through IdeaTek. Mature trees, a gated entrance, long gravel drive and plenty of room for animals, equipment and outdoor activities make this a rare combination of privacy, space and functionality just minutes from Goddard and Wichita.

Open | Sunday, September 13
House | 2:00-4:00 PM

Driving Directions: From Goddard head west on Hwy 54 (Kellogg) to 215th. Head north on 215th just over ½ mile. The property is on the east side of 215th.

Taxes 2025: \$4,635.41 / Specials: \$4.00

Possession: At closing

Utilities: Private Water, Lagoon, Electric, Propane



Property Highlights

- 20± acres
- 2 story home privately situated
- Barn with ½ bath and shop
- Goddard Eisenhower Schools
- Scenic ½ acre pond

Legal Description: BEG 1928.58 FT S OF NW COR NW1/4 S 639.54 FT M-L TO PT 50 FT N OF SW COR E 1355.3 FT N 646.22 FT W 1355.4 FT TO BEG SEC 30-27-2W

Terms: Earnest money of \$10,000 is required and shall be paid the day of auction with the balance due on or before October 30, 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. 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.

