GENE FRANCIS & ASSOCIATES
REAL ESTATE - AUCTIONS

Live & Online LAND AUCTION

61± Acres

Park City, KS

Wednesday, Sept 30 at 11:00 AM CDT

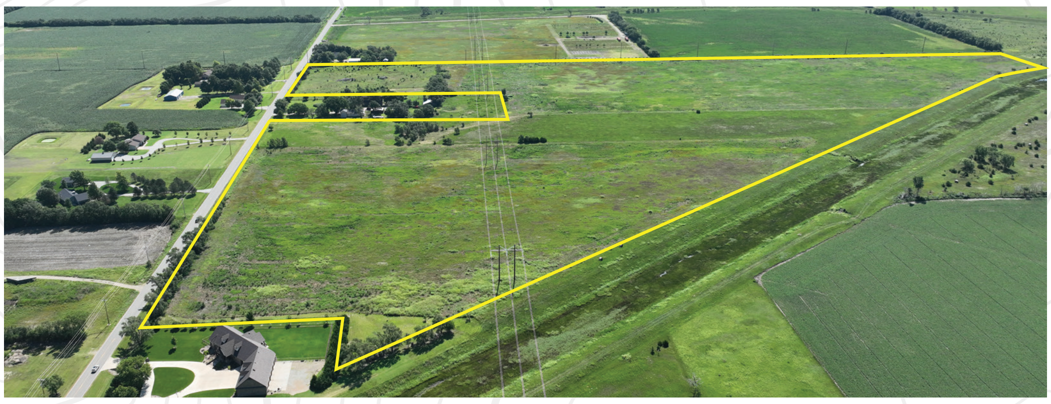
Live Auction Location:
American AgCredit Building
4105 N Ridge Rd, Wichita, KS

ONLINE BIDDING:
gavelroads.com

Developer Opportunity in Northwest Park City

Located just inside the Park City city limits between Valley Center and Park City, this 61± acre vacant tract presents a fantastic opportunity for future development. Currently zoned Agricultural in Sedgwick County, the property offers a desirable combination of rural surroundings and convenient access to city amenities and Interstate 135.

The gently rolling terrain provides an attractive landscape for a variety of development possibilities, with utilities available in the surrounding area. While a portion of the property is located within the flood plain, its size, location, and development potential make it a compelling investment for builders, developers, and investors looking to capitalize on the continued growth of the Park City and Valley Center area.



Location: Half a mile west of N Broadway St on 69th St N on the south side of the road

Taxes: East Tract $217.55 / West Tract $40.19 (2025)

Possession: At closing

Mineral: Seller mineral interest will pass to the buyer

Legal Description: E1/2 NW1/4 EXC BEG 2655.62 FT S & 214.45 FT W NE COR NW1/4 W 266.25 FT NWLY 1091.97 FT N 389.62 FT SELY425.88 FT NELY 20 FT SELY 135 FT NELY 20 FT SELY 1336.28 FT TO BEG & EXC BEG 433.27 FT W NE COR NW 1/4 S 726 FT W 300 FT N 726 FT E TO BEG & EXC TH PT LYING SWLY OF & ABUTTING THE SW LI OF FLDWY CONTROL E 1/2 OF NW 1/4 DESCRIBED IN DEED BOOK 1280 PG 349 SEC 8-26-1E (53.42acres) & BEG 530.16 FT E NW COR NW 1/4 E 792.03 FT SLY 1119.10 FT NWLY 1372.41 FT TO BEG EXC BEG 530.16 FT E OF NW COR E 360 FT S 360 FT W 160.91 FT NW 19.11 FT TH ALG CUR 393.97 FT TO BEG SEC 8-26-1E (7.98acres)

Property Highlights

- Blacktop access
- Utilities nearby for convenient development
- Rolling terrain providing scenic views
- Near Interstate 135 (I-135)
- Valley Center Public School District

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before October 30, 2026. Earnest money to be paid: $15,000. 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 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.

EST. 1984

Gene Francis
Broker & Auctioneer
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