

**30± Acres
Offered in 2 Tracts**

**Thursday, Oct 8
at 2:00 PM CT**

**Auction Location:
Auction held on-site**

**Online Bidding:
gavelroads.com**



**Barndominium | Shop | Recreation
9345 W 47TH ST S, Clearwater, KS**

Located just southwest of Wichita off K-42 between Maize Road and Tyler Road, this exceptional 30± acre property is being offered at auction in two tracts—individually or together. The property combines privacy, impressive improvements, abundant shop space and recreational amenities with convenient access to Wichita.

TRACT 1 – 10± ACRES: Gated entrance off 47th Street leads to a beautifully appointed barndominium featuring a large living area with fireplace, open kitchen with large island and pantry, spacious master suite, billiards/dining room and heated indoor swimming pool with full bath. The barndominium includes a 60' x 48' heated shop with two 16' overhead doors, mezzanine, and private studio apartment with living area, kitchen, bath and walk-in closet. An additional 48' x 24' shop provides even more storage and workspace.

A separate 100' x 40' shop is divided into three sections with five overhead doors and walk-through access, offering exceptional flexibility for equipment, vehicles, hobbies, storage or business use.

TRACT 2 – 20± ACRES: Heavily wooded and undeveloped, this tract offers a private setting with plenty of room for a future residence, recreation, outdoor activities or additional improvements.

Rarely does a property of this size and quality become available this close to Wichita. Enjoy the privacy and space of the country with easy access to K-42 and Wichita amenities. Offered individually or together at auction.

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

Possession: At Closing

Minerals: Seller's rights will pass to buyer(s)

2025 Taxes: \$11,017.93 / Specials \$4.00



Property Highlights

- 30± Acres Offered in 2 Tracts
- Nearby Access to Wichita & K-42
- 10± Acres, Barndo, Shop, & Pool
- 20± Acres of Heavily Wooded Land
- Separate 100' x 40' Multi-Section Shop

Directions: From I-235 and K-42, take K-42 southwest roughly 2.5 miles to Tyler Road. Turn south on Tyler Road and travel approximately 1.5 miles to 47th Street. Turn west on 47th Street and continue approximately 1/3 mile. The property is located on the south side of the road.

Legal Description: Part of the W2 NE/4 20-28-1W. Final legal descriptions will be updated per a survey to be completed prior to auction.

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before November 9, 2026. Earnest money to be paid: \$20,000 on Tract 1 and \$10,000 on Tract 2. 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.

