

21± Acres

SW Sedgwick County

**Thursday, Oct 15
at 11:00 AM CT**

**Online Auction:
gavelroads.com**

Property Address:

**00000 W 47TH ST S,
Clearwater, KS**



CULTIVATION | TIMBER | DRY CREEK

Rare opportunity to own 21± acres offering a combination of productive cultivation, heavy timber, and Dry Creek. The property includes approximately 19± acres of cultivation with good soils south of Dry Creek providing an opportunity for continued agricultural use.

The property also offers recreational potential, an area that could potentially serve as a build site, and the opportunity to create additional buildable ground by excavating a pond and using the soil to improve elevated areas. Significant portions of the property are within the floodplain, making thoughtful planning important.

Located near K-42 with quick access to Wichita and within the Goddard School District, this property offers a unique combination of agriculture, recreation, and future development potential in a convenient location.

Legal Description: 21± acres in the W/2 of the SE/4 of 18-28-1W. Final legal description to be provided with a survey which will be completed prior to closing.

Location: Half a mile west of S Maize Rd on 47th St S on the north side of the road.

Driving Directions: From K-42 and I-235 head southwest to 119th. Go south on 119th to 47th. Head east on 47th 0.6 miles. The property is on the north side of 47th.

Taxes 2025: The 2026 taxes will be adjusted and prorated to the date of closing.

Possession: After the 2027 wheat harvest

Minerals: The seller's mineral interest will transfer to the buyer.



Property Highlights

- Cultivation, heavy timber, & Dry Creek
- Recreation opportunities
- Potential build site and agriculture income
- Goddard Schools
- Close to K-42 with quick access to Wichita

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before November 16, 2026. Earnest money to be paid: \$10,000. 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.

