

76± Acres

Sumner County, KS

**Wednesday, Oct 21
at 11:00 AM CT**

Auction Location:

**Viola Community Hall
100 N Grice St, Viola, KS**

**Online Bidding:
gavelroads.com**



CULTIVATION | AGRICULTURAL PROPERTY 00000 W 60th Ave N, Conway Springs, KS

This 76± acre tract consists primarily of productive tillable farmland, located one mile off K-49 Hwy, providing easy access for agricultural equipment.

The property features soils suitable for crop production and a layout that supports efficient farming practices. The NCCPI soil rating is 44.49, soils range from Renfrow-Grainola complex with 1 to 3 percent slope and Kirkland silt loam. Wheat was harvested in the summer of 2026 and will be planted wheat for 2027. The tract presents an opportunity to invest in Kansas farmland.

Located just south of Conway Springs, the property is well-positioned for local operators or investors seeking to add to their acreage base. Utilities are nearby, offering flexibility for future use. Buyer will take possession after the wheat harvest 2027.

Legal Description: S15, T31, R03W, ACRES 76.4, S2-SE4 LESS ROW

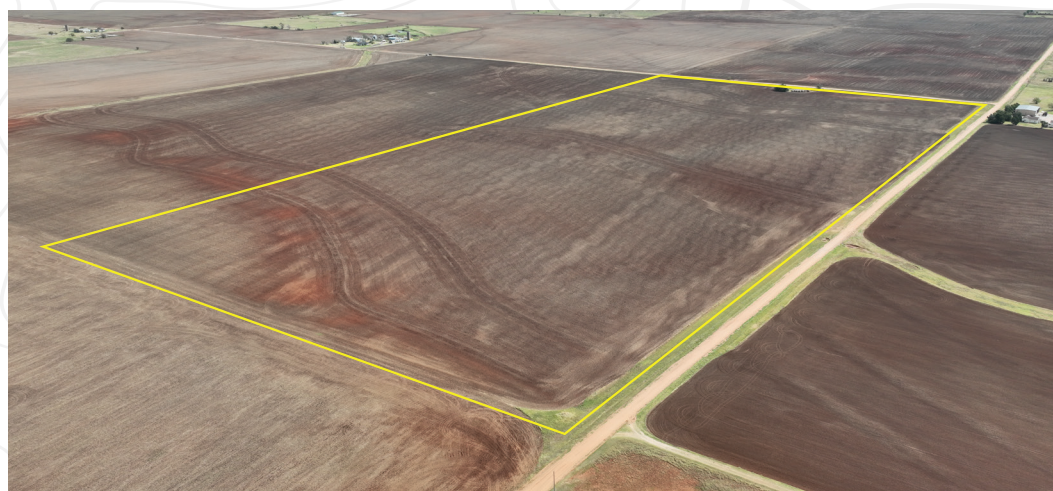
Location: Northwest corner of W 60th Ave N & Springdale Rd

Driving Directions: 3 miles south of Conway Springs on K-49 and ½ mile east on W 60th Ave N

Taxes: \$88.12 (2025) 2026 taxes will be prorated to the closing date.

Possession: After the 2027 wheat harvest

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



Property Highlights

- Productive Farmland
- One Mile From Paved K-49
- Three Miles South of Conway Springs

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before November 23, 2026. Earnest money to be paid: \$5,000. 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.

