

Live & Online, Multi-Parcel LAND AUCTION

184± Acres

Sedgwick Co, KS

**Wednesday, Nov 11
at 11:00 AM CT**

**Live Auction Location:
GF&A Auction Facility
12140 W K-42 Highway
Wichita, KS**

**Online Bidding:
gavelroads.com**



Tract 1: 23.7± Cultivation & Pasture

Tract 2: 24.4± Cultivation

Tract 3: 46.2± Cultivation & Pasture

Tract 4: 90.2± Cultivation & Pasture

VERSATILE LAND OPPORTUNITY NEAR LAKE AFTON

Take advantage of this exceptional land offering in west Sedgwick County, located just ½ mile from Lake Afton and about seven miles southwest of Goddard. The property features a desirable combination of cultivated farmland and pasture, offering flexibility for continued agricultural use, recreation, or future residential development.

With convenient blacktop access along both 263rd Street and MacArthur Road (39th Street), the property provides excellent accessibility while maintaining a rural setting. Located within the Garden Plain School District, this property offers additional appeal for those seeking acreage with residential potential.

The surrounding area also provides recreational opportunities, with abundant wildlife and the nearby amenities of Lake Afton. Whether you're looking for productive agricultural land, a recreational property, or an investment with future development potential, this offering provides a unique combination of location, accessibility, and versatility.

There is a pipeline running from the southwest to the northeast in Tracts 1 and 3. In addition, none of this property lies in the FEMA Floodplain.

The property is offered through a multi-parcel auction, allowing buyers to purchase individual tracts or combine tracts to create a larger parcel.

Legal Description: 184± acres in the SW/4 & SE/4 of NW/4 10-28-3W, Sedgwick County

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

Driving Directions: From Kellogg (US 54/400), travel south on 263rd St W for 2.5 miles to property on the northeast corner of 263rd & MacArthur (39th St S).

Taxes 2025: (2025) \$1,010.49 to be prorated at closing

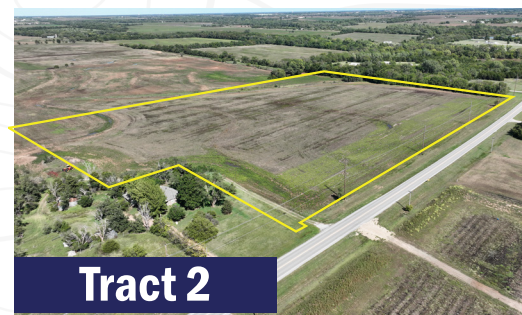
Possession: Subject to tenant's rights

Minerals: Sellers mineral interest will transfer to the buyer.

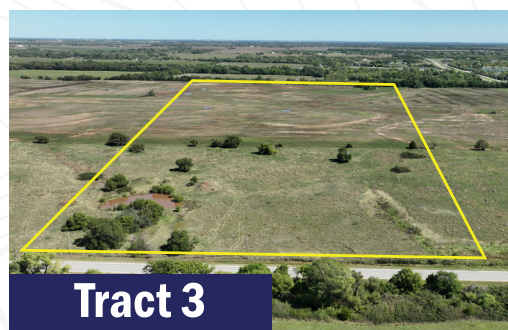
Water Rights: Pass with land to buyer



Tract 1



Tract 2



Tract 3



Tract 4

Property Address: 000 S 263rd St W, Goddard, KS

Property Highlights

- ½ mile from Lake Afton & 7 miles from Goddard
- Property located on blacktop - both MacArthur & 263rd
- Residential development opportunity
- Garden Plain schools
- Great location for farming operation & recreational use
- Multi-parcel auction—buy individual tracts or combined

Terms: Earnest money is required and shall be paid the day of the auction with the balance due on or before December 14, 2026. Earnest money to be paid: Tract 1 \$10,000, Tract 2 \$10,000, Tract 3 \$15,000, Tract 4 \$25,000. 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.

