

Thursday
Sept. 28, 2023

REAL ESTATE AUCTION

6:30pm

Unique Property - Previously Church Retreat
12+- acres with Ninnescah River Frontage
15 minutes southwest of Wichita

Live Auction - Phone Bidding Available - Selling On Site



PROPERTY DESCRIPTION:

1.5 story, 2,083 sqft dormitory style lodge building constructed in 1957. Includes shower building, covered patio, and storage building/bunkhouse. 600+- feet of Ninnescah River frontage. Heavily wooded with open/mowed recreation areas.

OPEN HOUSE: This property will be available for viewing on Sunday, September 10, 2023, from 12-1:30pm. Other viewings are available by appointment with FARM & HOME REALTY LLC.

AUCTION PROCESS: This property will be sold to the Highest Bidder. No Buyer's Premium. This property is being sold "as is" and "where is". This is a live auction selling on-site. Phone bidding is available if arrangements are made with FARM & HOME REALTY LLC 48 hours prior to auction.

LEGAL DESCRIPTION: N/2 SE/4 NE/4 lying East of Centerline of River Except 20ft for road: 14-29-3W. There is no street address at this time. When an address is established it will likely be in the 9100 block of S 231st Street W.

TERMS & POSSESSION: \$20,000 down payment paid at Auction to be deposited by Security 1st Title, Wichita. Balance due in Certified Funds on Closing. This property is not selling "subject to financing". Cost of Title Insurance and Closing Fee to be divided equally between Seller & Buyer. This property is currently tax-exempt. Closing on or before October 30, 2023. Buyer will receive Possession on Closing.

DIRECTIONS FROM WICHITA: From Maize Rd and K42 - follow K42 southwesterly to 87th Street S. West 1 mile. South on 231st St W 0.2 miles to property.

PROSPECTIVE BIDDERS: This property is selling "as is" and "where is" subject to any easements and zoning of record; with no warranties or inspections provided by Seller or Agents. There have been no well, septic, or termite inspections. Potential Buyers are encouraged to utilize "due diligence" and inspect the property to their satisfaction prior to Auction. Potential Buyers may have any inspections they desire, at their expense, completed prior to auction day. FARM & HOME REALTY LLC will make the property available for inspections.

PROPERTY INFORMATION PACKET: Potential Bidders are urged to obtain and review the Property Info Packet, which is available by emailing jami@farmandhomeks.com or by calling for a postal mailed copy. This information includes Purchase Contract, Title Insurance Commitment, Sedgwick County Property Info, Seller's Property Disclosure, Groundwater Addendum, Lead-based Paint Disclosure, Real Estate Agency Brochure, and Maps: County GIS, Flood, Topography.

FARM & HOME REALTY LLC is representing the Seller.

AUCTIONEER'S NOTE: This is truly an amazing property that has a number of potential usages; Church or Corporate Retreat, conversion to Family Residence or weekend/evening retreat. Privacy and amazing views in all directions with 600+- feet of river frontage. To view pictures, visit the Farm and Home Realty / Hillman Auction Facebook page and KansasAuctions.net. We look forward to showing this property and working with you!

Ideal for
- Church Retreat
- Business Retreat/Meeting Space
- Weekend Getaway
- Conversion to Family Residence

Seller: University Monthly Meeting of Friends, a Kansas not for profit corporation



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*Auction day announcements supersede any prior written materials or statements.
To receive auction email alerts contact Jami - jami@farmandhomeks.com*