

**BID
ONLINE
ONLY**



REALTREE
UNITED COUNTRY
HUNTING PROPERTIES



LAND AUCTION

ONLINE ONLY

LOCATION - SE Flinthills Rd & Southeast 70th St. ROSALIA, KS

**BIDDING IS OPEN NOW - BEGINS CLOSING 2/20/2024 at 2:00 pm
BIDDING IS OPEN NOW**

Go to our website for Details and Auction Terms
www.UCFarmAndHomeSales.hibid.com



ROSALIA KANSAS

Call Today - 316-259-7756 Mike Landwehr
Off: 888-300-0555



**REGISTER NOW
AND BID**

Auctioneer
REALTOR®



**East of Eldorado 10 miles to Southeast Flinthills Rd., Turn South for 5 miles,
Turn West on Southeast 70th, 1/4 mile to property on North side of SE 70th.**

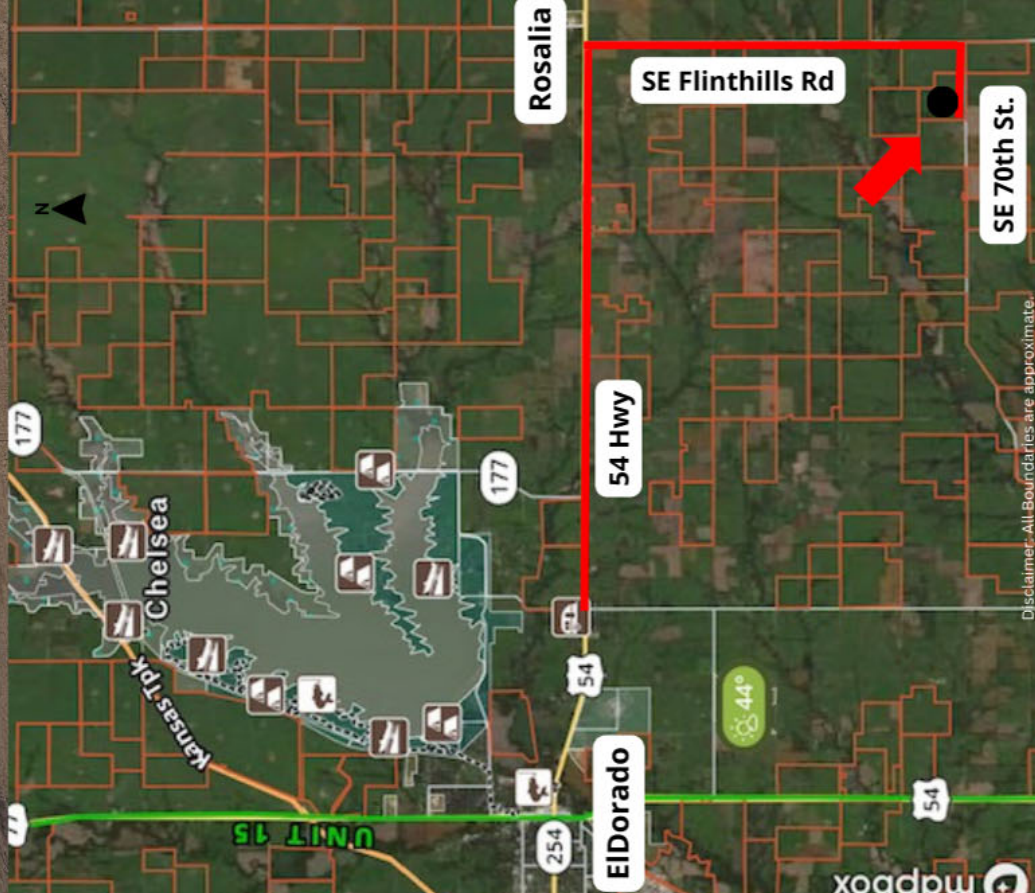
S03, T27, R07E, SE4 NE4; E/2 SE4
S02, T27, R07E, SW4, NW4; SW4



315.06 Acres +/-

Southeast 70th

Disclaimer: All Boundaries are approximate.



Southeast 70th

DESCRIPTION: Whether you're looking to make this your personal retreat, an investment opportunity, expand your existing cattle operation, or build your dream home, here's your chance. Enjoy country living at it's finest! Along with an abundance of wildlife, this land is on a very secluded paved road, along with paved road from major highway 54. Enjoy the country life while only being minutes from Wichita & Eldorado & Eldorado Lake.

DON'T MISS OUT ON THIS OPPORTUNITY!!

TERMS & CONDITIONS: This land is currently leased for hunting rights until June 1st 2024. No one is to enter property without prior notice and prior approval from the auctioneer. Call Mike Landwehr at (316) 259-7756 to schedule a showing. The time is right to buy land, and this auction is a great option. A 10% buyer's premium will be added to the final bid. Example (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000). The auction will use a timed-bidding format where the bidding will start closing at the designated date and time and will use a "soft close" format; bidding will continue and land will not close until no bids have been entered within a specified amount of time. Close of Escrow. Property is offered and accepted by buyer (seller) "as is" condition with any and all faults and with no warranty. **NO CONTINGENCIES.** Property will convey to buyer at closing and possession will take place immediately. With reserve auction with seller's final approval before land will actually be considered sold. The property shall transfer by deed that is acceptable by Title Company, subject to the seller obtaining merchantable title free and clear of all liens. Buyer will pay the cost of the owner's policy of title insurance and title agent's closing fee, only, 50/50. No other closing costs or title insurance costs will be paid by the seller. Earnest Money Deposit Successful bidder will sign a purchase agreement and submit the NON-REFUNDABLE amount of ten percent (10%) of the high bid at auction, in the form of a personal check, a business check or cashier's check and made payable to Security 1st Title, located at 2127 North Collective Ln, Wichita, KS 67206. Earnest-deposit funds will be deposited into the title company's escrow account. Said Escrow Company shall also handle all closing matters. Balance shall be due and payable, in certified funds, at closing of escrow. It is incumbent upon bidder to exercise bidder's own due diligence, investigation and evaluation of suitability of use for the property prior to bidding. Pre auction sales: As an agent for the seller, the auctioneer must present any and all bona fide written offers to the seller, which may create outside of the online platform. Therefore, all properties are subject to pre-auction sales.