

WEIGAND ABSOLUTE AUCTION

7274 N. Hydraulic Ave.
Near Park City, KS

ONLINE ONLY Bidding Ends Thurs. DECEMBER 8, 2022 @ 2 PM CT

Register & Bid online at [WeigandAuctions.com](https://www.WeigandAuctions.com)



SITE SIZE
75.27 ACRES

FARMHOUSE
1,072 SF

ZONING
RR

TAXES
GENERALS: \$2,100.42

PROPERTY HIGHLIGHTS

- Rare opportunity to purchase a large tract of land for a secluded homesite with great proximity to Wichita and surrounding amenities.
- A mix of productive crop ground, mature timber, and creeks.
- Blacktop frontage on two sides.
- Farmhouse built in 1900.
- 20 minutes from Downtown Wichita.
- Valley Center School District.

**DRONE
VIDEO**



DEMOGRAPHICS



POPULATION

1 MILE

3 MILES

5 MILES



AVG. HH INCOME

\$40,541

\$75,202

\$75,014

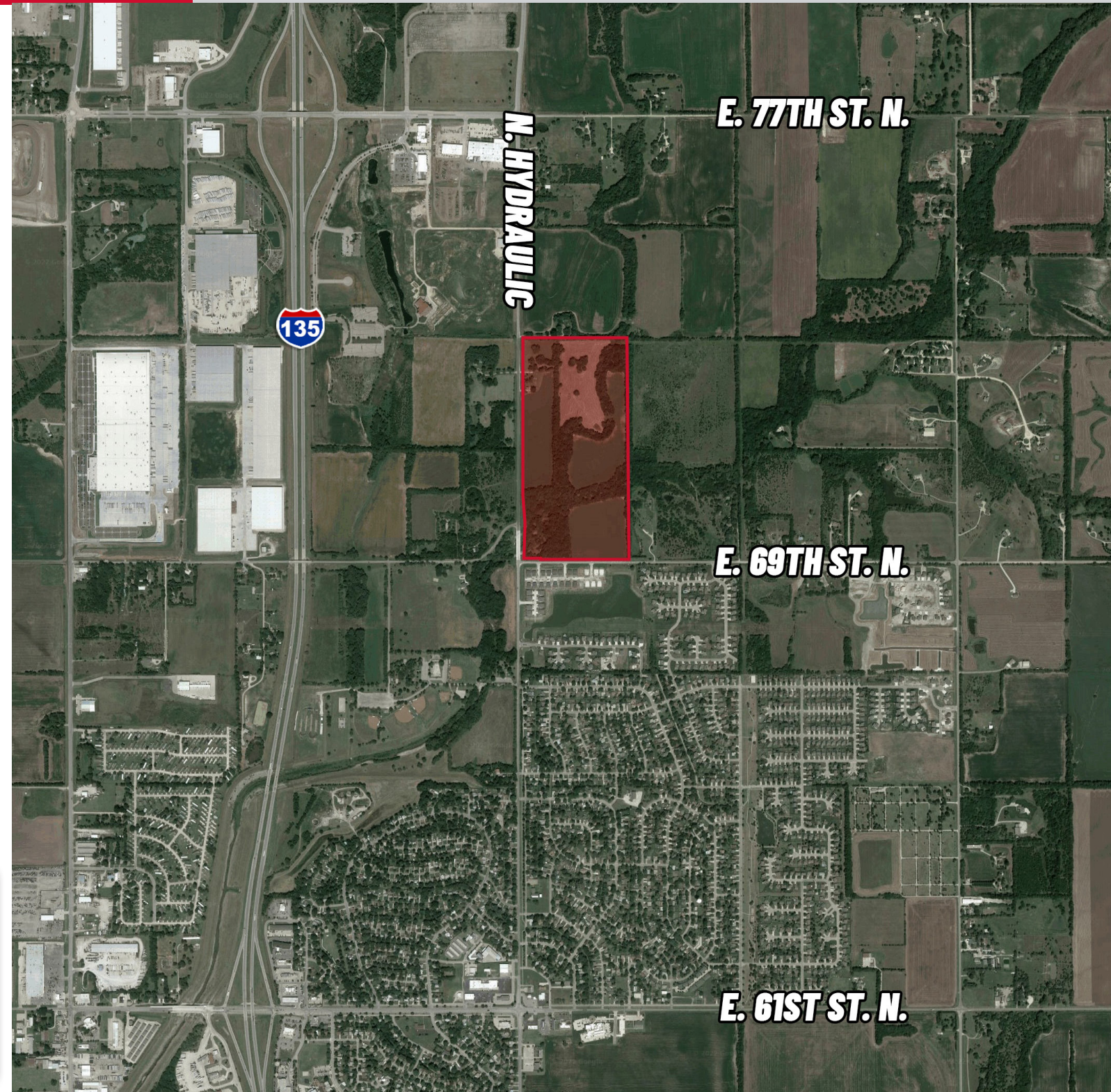


MEDIAN AGE

31.5

33

35.1



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



Kevin Howell, Auctioneer | 316-292-3971 | khowell@weigand.com
Randy Johnston, Sales Associate | 316-292-3913 | rjohnston@weigand.com

AUCTION PROCEDURE: Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. - Auction Division reserves the right to request a proof of funds letter from a bank to participate in online bidding. **BUYER'S PREMIUM:** A buyer's premium of 10% of the final bid will be added to the final bid price to determine the total purchase price. **AUCTION TERMS:** The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 30 days following the day of auction. **IMPORTANT NOTICE TO ALL BIDDERS:** All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. **BROKER PARTICIPATION:** At the completion of a successful closing, a fee of 3% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit [WeigandAuctions.com](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

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