

# WEIGAND ONLINE AUCTION – 44.62± ACRES DEVELOPMENT LAND, MAIZE, KS

**ONLINE ONLY** Register & Bid Online at [WeigandAuctions.com](https://WeigandAuctions.com)

**BIDDING ENDS THURSDAY, NOVEMBER 14, 2024 @ 2 PM CT**



**SCAN TO REGISTER  
& BID ONLINE**



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



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**AUCTION PROCEDURES:** Auction is subject to Seller's Confirmation. 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 reserves the right to request a proof of funds letter from a bank to participate in online bidding. Bidding is by the acre. **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. Possession subject to tenant rights. **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 only 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. Property is subject to sale prior to the completion of the auction. **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://WeigandAuctions.com) for a detailed explanation of Terms and Conditions.



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**SITE SIZE**  
**44.62± ACRES**

**2023 TAXES**  
Generals: \$135.22  
Specials: \$2.23

- PROPERTY HIGHLIGHTS**
- Potential for residential or commercial development.
  - Located in the USD 266 Maize School District.
  - Easy access to Hwy. K-96 from 53rd St. North.

**TRAFFIC COUNTS**  
5,255 VPD along 53rd St. North  
12,000 VPD along Hwy. K-96

**DEMOGRAPHICS**

	<b>39,028</b> Population (5 Miles)		<b>38.6</b> Median Age (5 Miles)
	<b>\$103,098</b> Avg. HH Income (5 Miles)		<b>12,010</b> Total Employed (5 Miles)

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