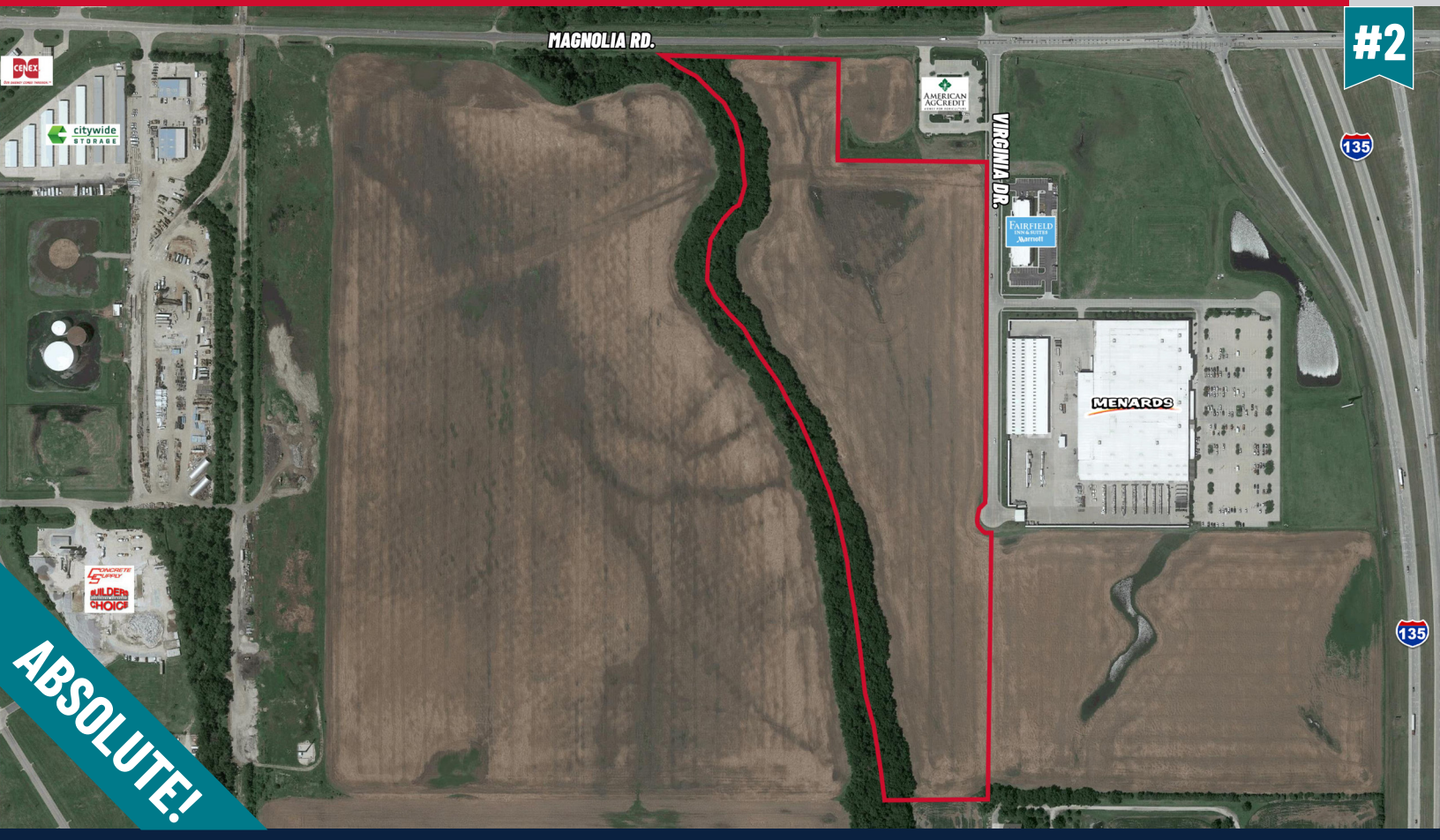


VIRGINIA DR. & MAGNOLIA RD., S of SWc, SALINA, KS

MULTI-PARCEL DEVELOPMENT LAND AUCTION

ONLINE ONLY Register & Bid online at WeigandAuctions.com

Bidding Ends Tuesday, November 16, 2021 @ 11:00 AM CST



SITE SIZE
40± ACRES

ZONING
COMMERCIAL & INDUSTRIAL

2020 TAXES
GENERALS:
\$411.36 (ESTIMATE)
SPECIALS: DEFERRED
Special assessments are deferred until such time as property owner petitions to be served by the improvements.

TRAFFIC COUNTS
APPROX. 22,883 VPD
ALONG I-135

PROPERTY HIGHLIGHTS

- Prime flex space development land ideal for hotel, restaurant, office, mini storage or warehouse.
- Close proximity to major retail and service arterial.
- Area businesses include: Menard's Home Improvement, Fairfield Inn & Suites, Dillon's, WalMart Supercenter, Kohl's, Hobby Lobby, Longhorn Steakhouse, Chipotle, Buffalo Wild Wings, Olive Garden and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,131	33,175	47,729
AVG. HH INCOME	\$69,894	\$66,311	\$69,770
MEDIAN AGE	34.1	36.8	38.3

0.3 Miles	5.8 Miles	30 Miles
Wichita 85 Miles	Kansas City 175 Miles	Denver 435 Miles

For more information, please visit our website at www.WeigandAuctions.com or contact us at 316-262-6400.

AUCTION PROCEDURE: This will be an absolute auction. Online bidding is by approval only. Bidders must provide 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 or \$3,000.00, whichever is higher, 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 the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at 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 application 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 www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

SALINA, KS MULTI-PARCEL DEVELOPMENT LAND AUCTION

ONLINE ONLY Register & Bid online at WeigandAuctions.com Bidding Ends Tuesday, Nov. 16, 2021 starting at 10 AM CST



VIRGINIA DR. & MAGNOLIA RD., S of SEc
Site Size: 28± ACRES

ABSOLUTE AUCTION NO MINIMUM - NO RESERVE

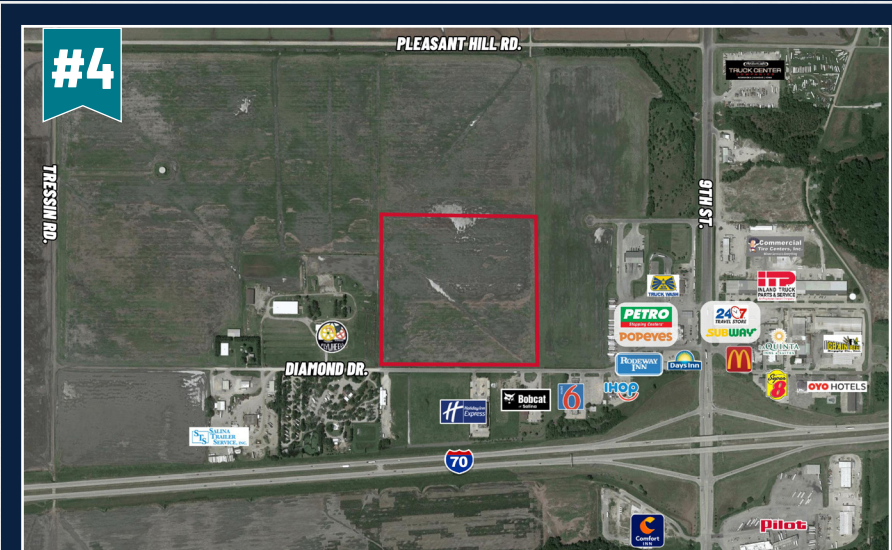
PARCEL #1 Bidding Ends at 10:00 AM CST
PARCEL #2 Bidding Ends at 11:00 AM CST
PARCEL #3 Bidding Ends at 12:00 PM CST
PARCEL #4 Bidding Ends at 1:00 PM CST
PARCEL #5 Bidding Ends at 2:00 PM CST



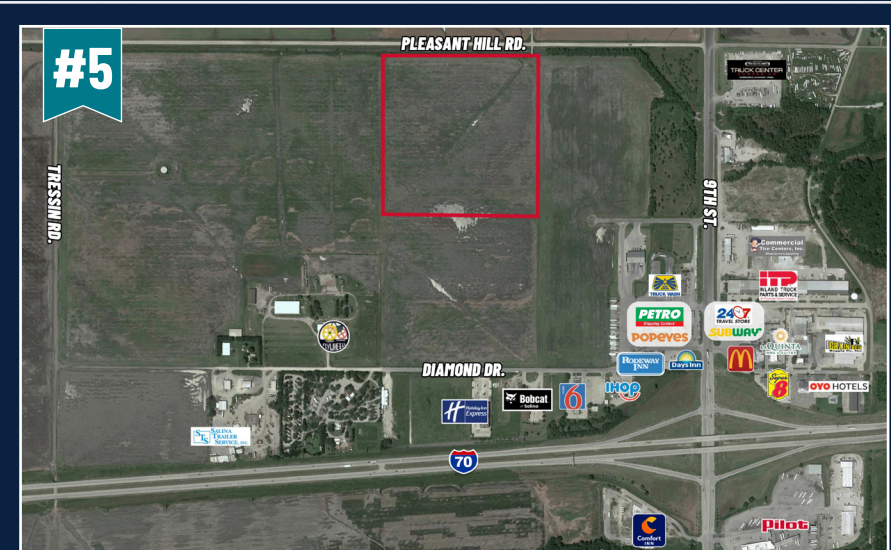
VIRGINIA DR. & MAGNOLIA RD., S of SWc
Site Size: 40± ACRES



VIRGINIA DR. & MAGNOLIA RD., W of SWc
Site Size: 89± ACRES



DIAMOND DR. & 9TH ST., W of NWc
Site Size: 35± ACRES



PLEASANT HILL RD. & 9TH ST., W of SWc
Site Size: 37± ACRES



J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



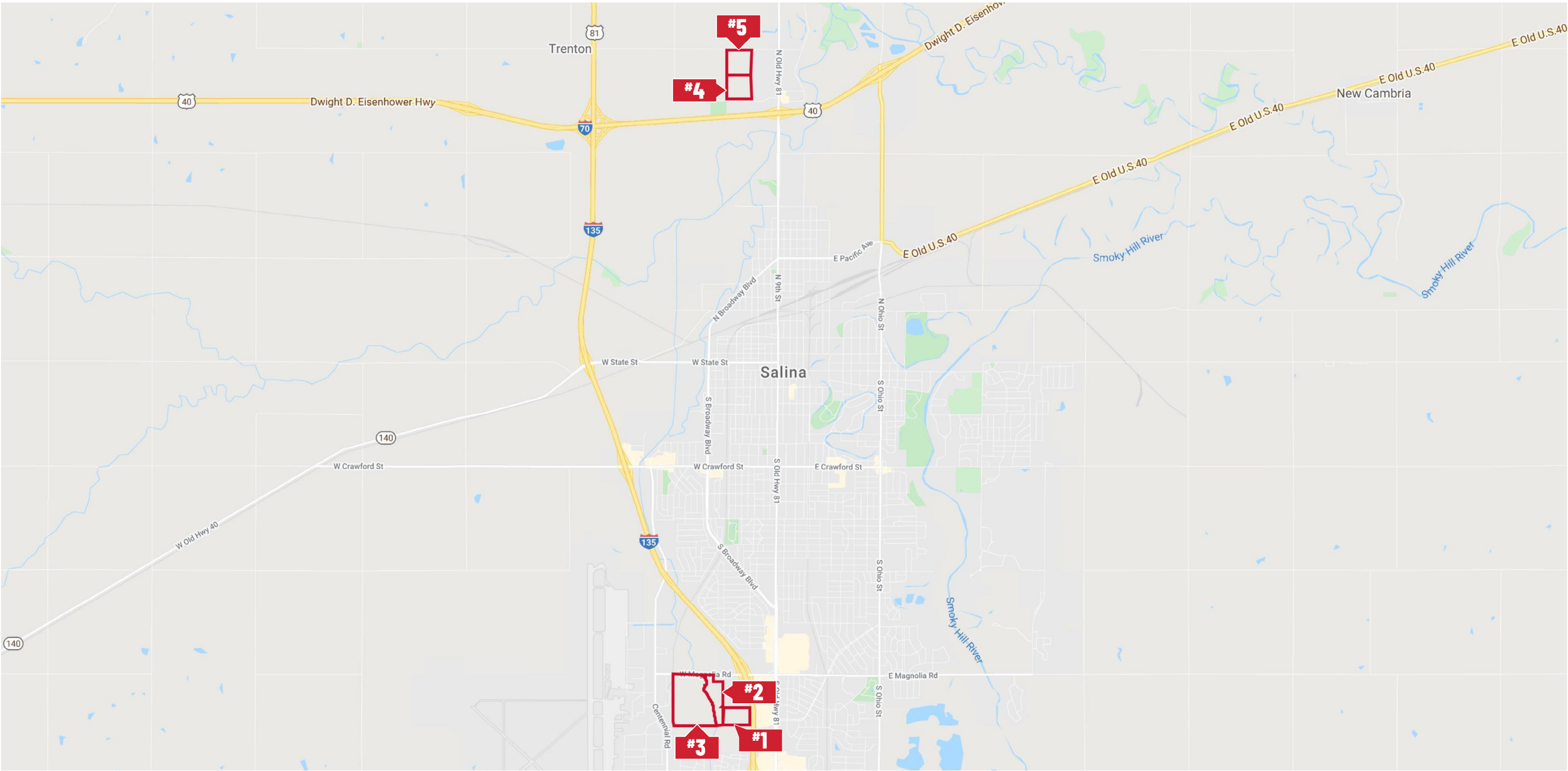
Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com

Randy Johnston
316-292-3913 | rjohnston@weigand.com

AUCTION PROCEDURE: All properties will sell by Absolute Auction. Online bidding is by approval only. Bidders must provide 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 the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at 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 application 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 www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.

SALINA, KS MULTI-PARCEL DEVELOPMENT LAND AUCTION

ONLINE ONLY Register & Bid online at WeigandAuctions.com Bidding Ends Tuesday, Nov. 16, 2021 starting at 10 AM CST





J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



KAA
AUCTIONEER



NAA
AUCTIONEER

Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com

Randy Johnston
316-292-3913 | rjohnston@weigand.com

AUCTION PROCEDURE: All properties will sell by Absolute Auction. Online bidding is by approval only. Bidders must provide 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 the amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification at 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 application 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 www.WeigandAuctions.com for a detailed explanation of Terms and Conditions.