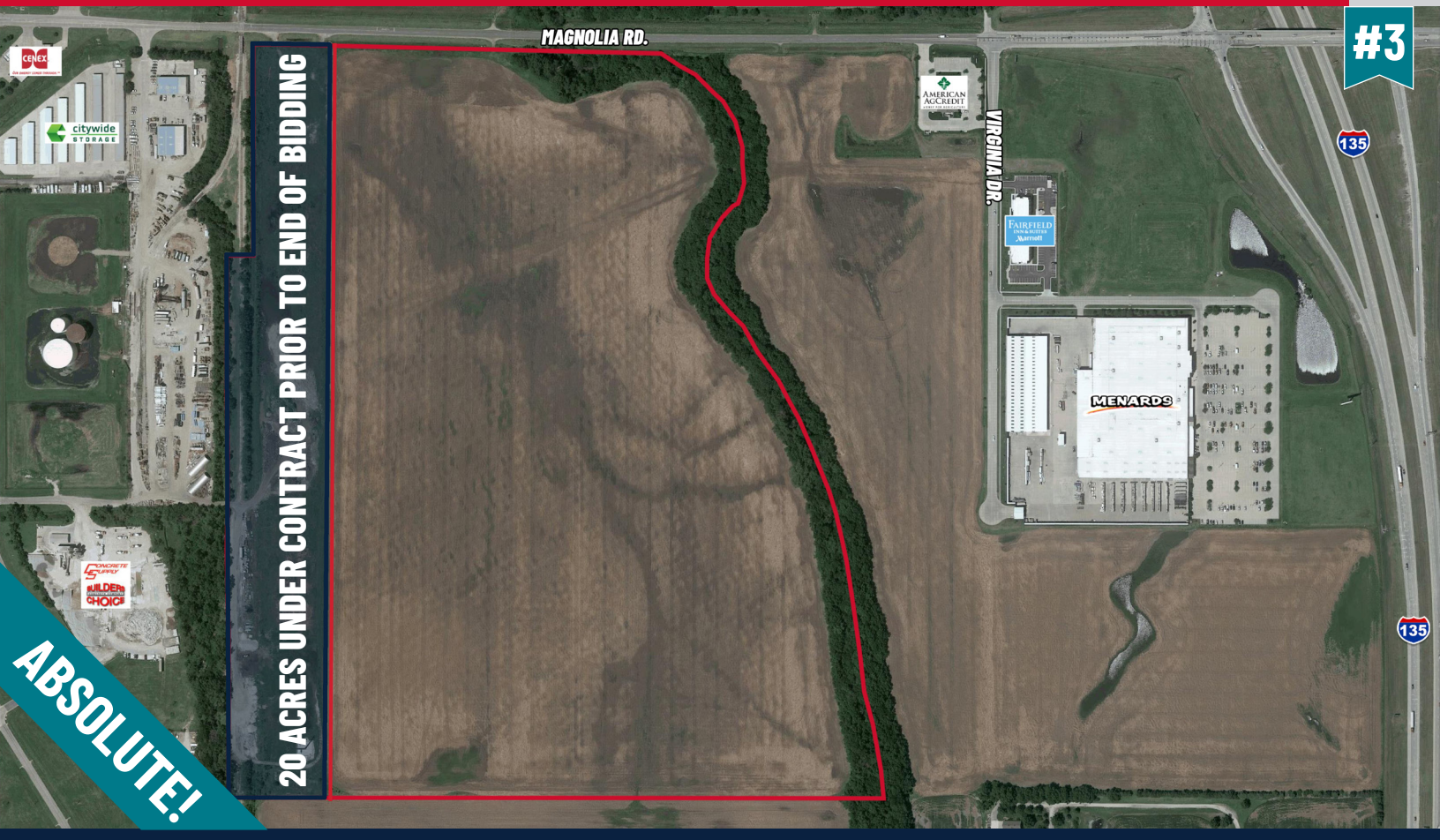


VIRGINIA DR. & MAGNOLIA RD., W of SWc, SALINA, KS

MULTI-PARCEL DEVELOPMENT LAND AUCTION

ONLINE ONLY Register & Bid online at WeigandAuctions.com

Bidding Ends Tuesday, November 16, 2021 @ 12:00 PM CST



SITE SIZE
89± ACRES

ZONING
COMMERCIAL &
INDUSTRIAL /
AGRICULTURAL USE

2020 TAXES
GENERALS:
\$914.63 (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 development land ideal for mobile home park, multi-family homes, starter homes, duplexes or apartments.
- Near the airport and other industries.
- Close proximity to major retail and service arterial.
- Area businesses include: Menard's Home Improvement, Fairfield Inn & Suites, Salina Regional Airport, Kansas State University Polytechnic Campus, Salina Area Technical College, Smoky Hill Vineyards & Winery and many more.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,574	32,370	47,978
AVG. HH INCOME	\$66,680	\$66,336	\$69,780
MEDIAN AGE	32.0	36.8	38.3

0.5 Miles	6 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](https://www.WeigandAuctions.com)

Bidding Ends Tuesday, Nov. 16, 2021 starting at 10 AM CST

ABSOLUTE AUCTION NO MINIMUM - NO RESERVE

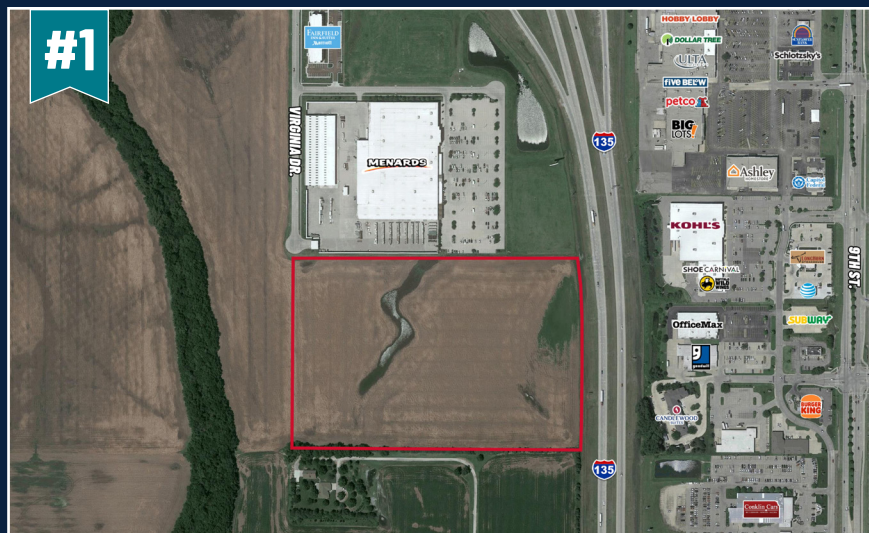
PARCEL #1 Bidding Ends at 10:00 AM CST

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



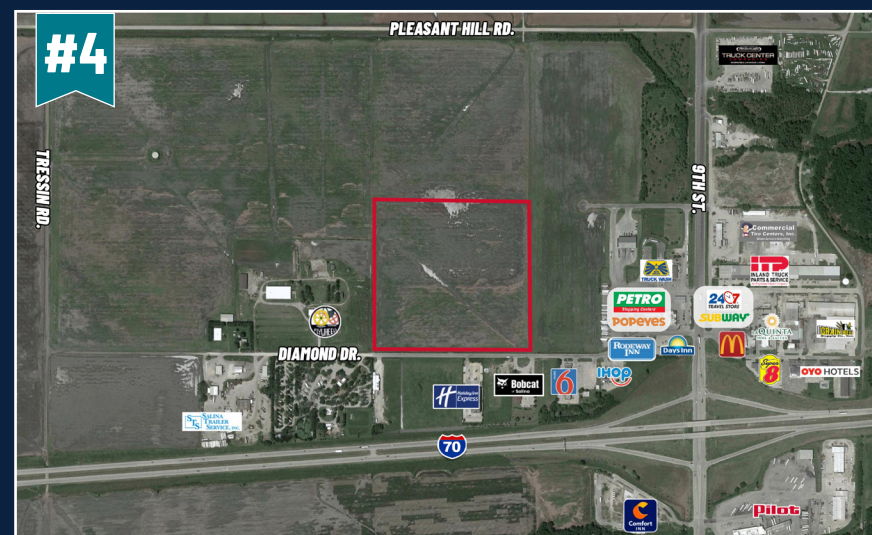
VIRGINIA DR. & MAGNOLIA RD., S of Sec 13
Site Size: 28± ACRES



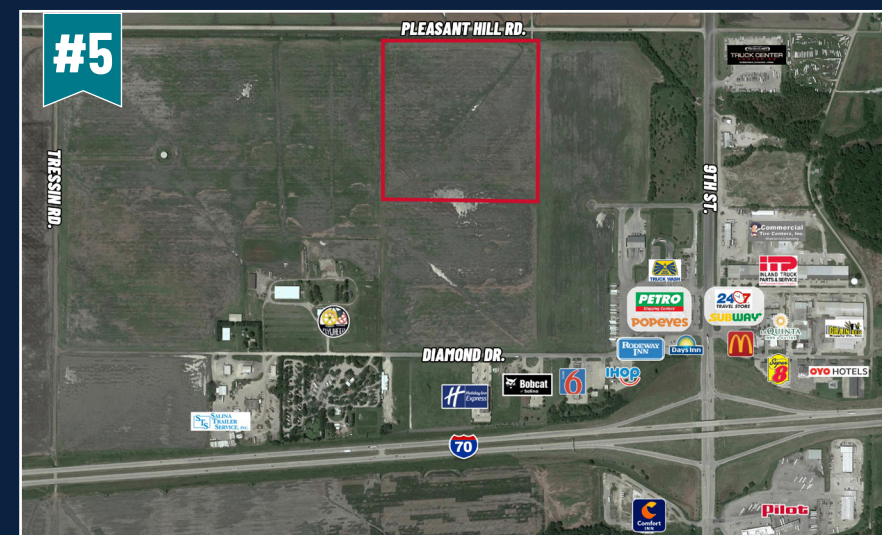
VIRGINIA DR. & MAGNOLIA RD., S of SWc
Site Size: 40± ACRES



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](https://www.WeigandAuctions.com)



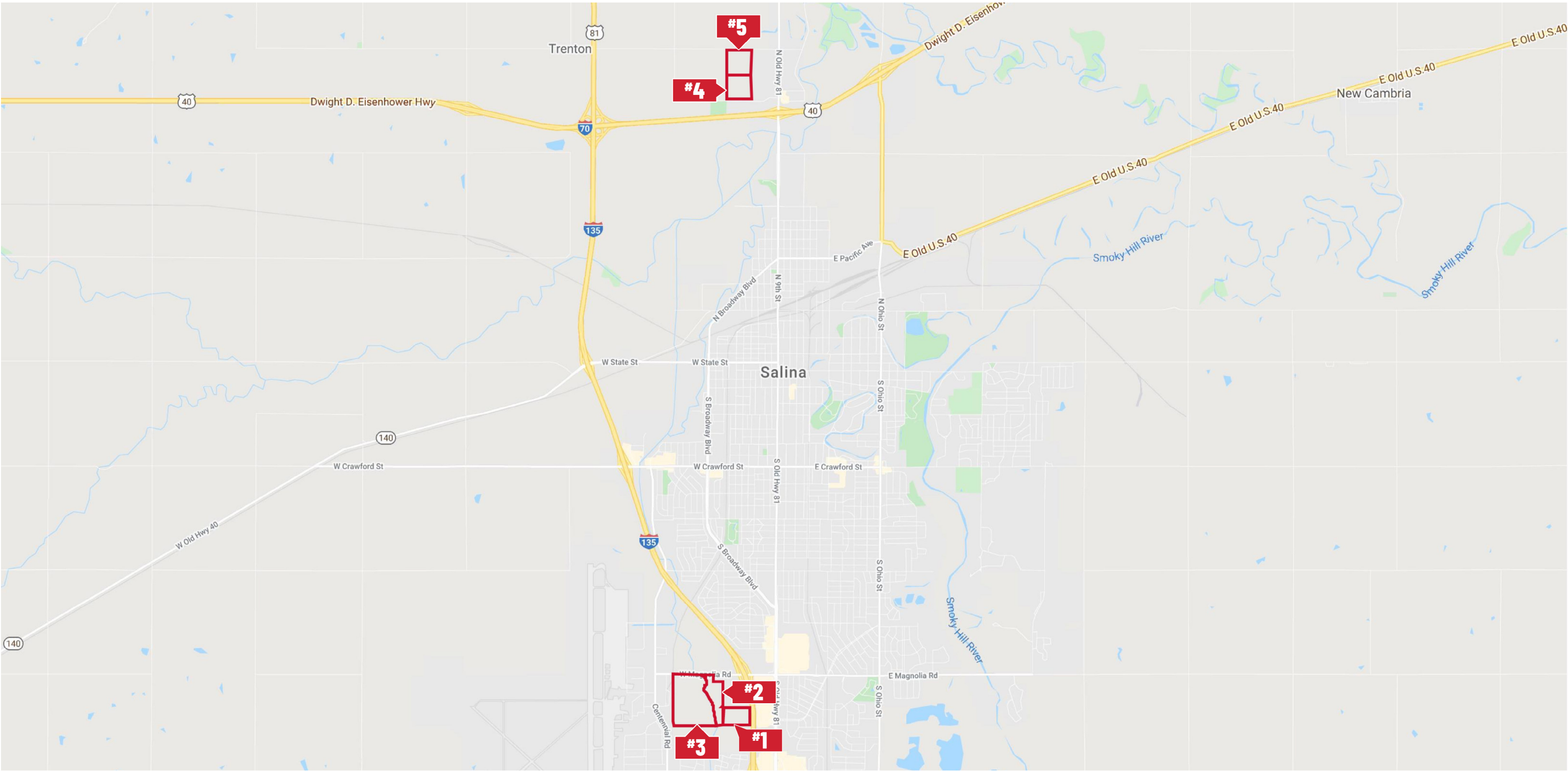
Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com

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.

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KAA
AUCTIONEER



NAA
AUCTIONEER

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