

DIAMOND DR. & 9TH ST., W of NWc, SALINA, KS

MULTI-PARCEL DEVELOPMENT LAND AUCTION

ONLINE ONLY Register & Bid online at WeigandAuctions.com

Bidding Ends Tuesday, November 16, 2021 @ 1:00 PM CST



SITE SIZE
35± ACRES

ZONING
COMMERCIAL & INDUSTRIAL

2020 TAXES
GENERALS: \$448.78
SPECIALS TO START IN
DECEMBER 2023

TRAFFIC COUNTS
APPROX. 19,903 VPD
ALONG I-70

PROPERTY HIGHLIGHTS

- Development land with potential for industrial, service or distribution.
- Near 4-way interchange with I-70.
- One mile east of the I-70 intersection with I-135.
- Area businesses include major truck stops including Petro, 24/7 Travel Store and Flying J; Holiday Inn Express, Motel 6, Rodeway Inn, LaQuinta Inn & Suites, Super 8, IHop, McDonald's, Subway, Inland Truck Parts, Freightliner Truck Center and Blue Beacon Truck Wash.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	44	7,402	34,884
AVG. HH INCOME	\$50,520	\$39,034	\$63,387
MEDIAN AGE	31.9	34.1	38.3

2.3 Miles	0.5 Miles	37.5 Miles
Wichita 95 Miles	Kansas City 171 Miles	Denver 430 Miles

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



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: 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.

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#1
VIRGINIA DR. & MAGNOLIA RD., S of Sec 16
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



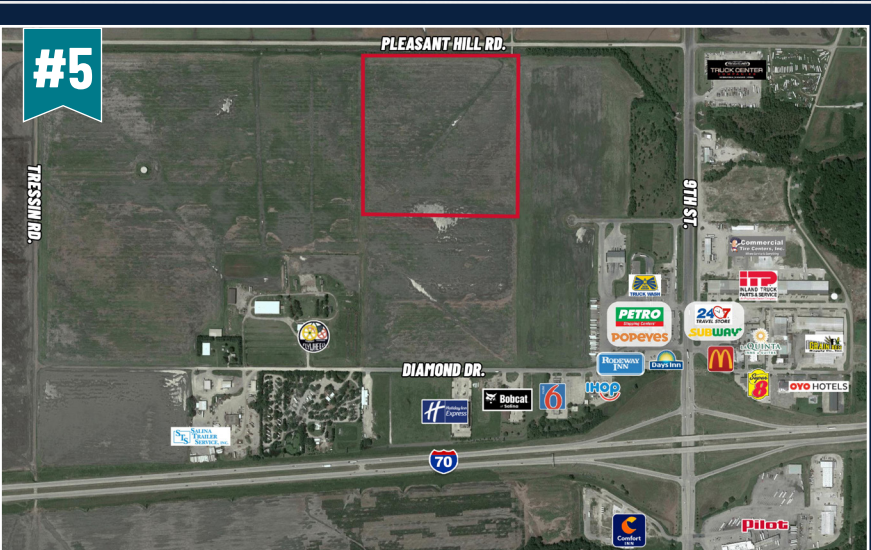
#2
VIRGINIA DR. & MAGNOLIA RD., S of SW 16
Site Size: 40± ACRES



#3
VIRGINIA DR. & MAGNOLIA RD., W of SW 16
Site Size: 89± ACRES



#4
DIAMOND DR. & 9TH ST., W of NW 16
Site Size: 35± ACRES



#5
PLEASANT HILL RD. & 9TH ST., W of SW 16
Site Size: 37± ACRES



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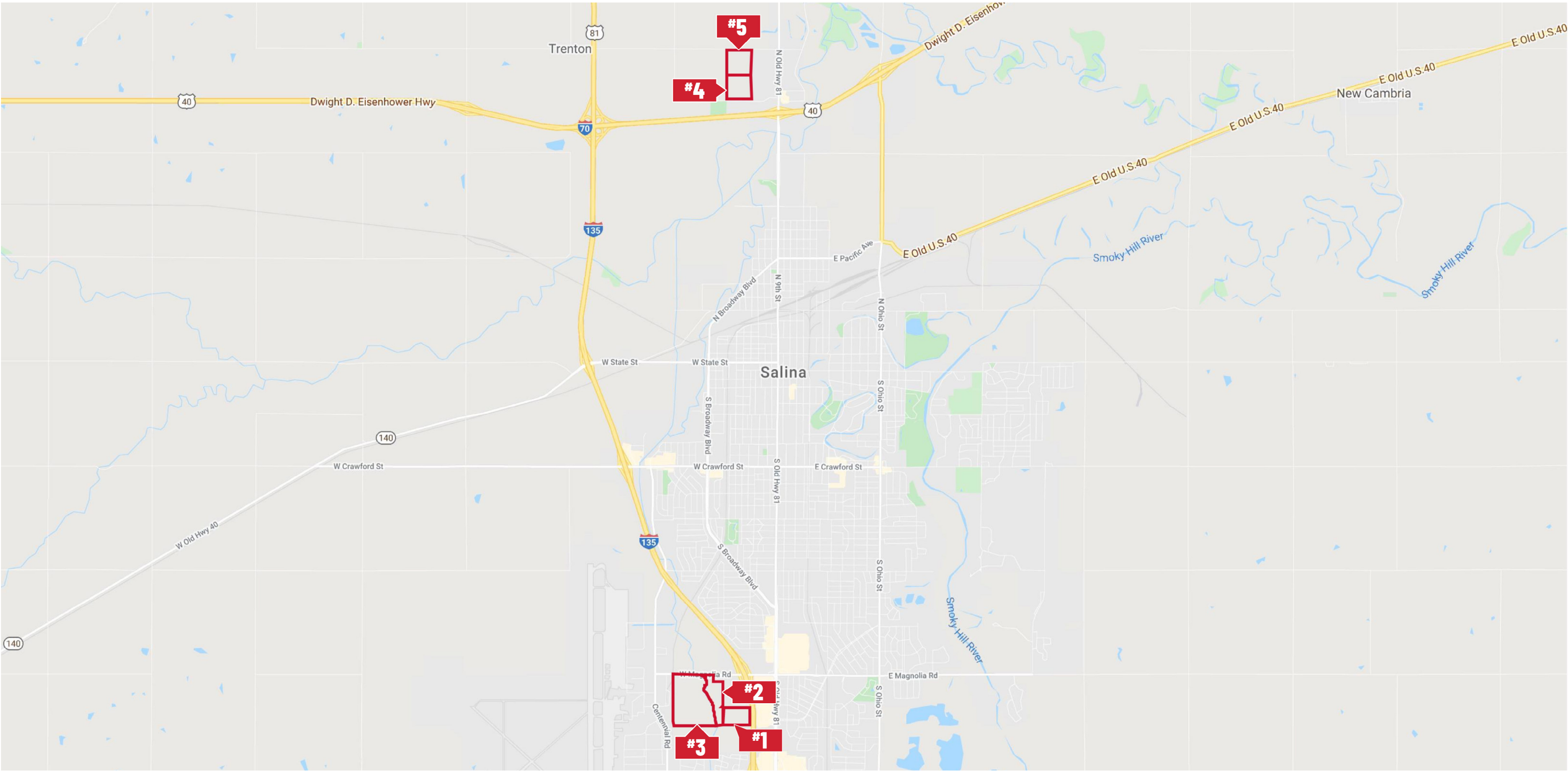
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KAA
AUCTIONEER



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