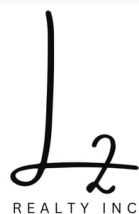


**AUCTION - One-of-a-kind Build Site and Recreational
Property Less Than an Hour from Wichita**
16959 SE 120 St
Norwich, KS 67118

\$100,000
26.600± Acres
Kingman County



MORE INFO ONLINE:

L2realtyinc.com

**AUCTION - One-of-a-kind Build Site and Recreational Property Less Than an Hour from Wichita
Norwich, KS / Kingman County**

SUMMARY

Address

16959 SE 120 St

City, State Zip

Norwich, KS 67118

County

Kingman County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

37.473226 / -97.809243

Taxes (Annually)

51

Acreage

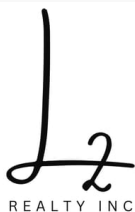
26.600

Price

\$100,000

Property Website

<https://l2realtyinc.com/property/auction-one-of-a-kind-build-site-and-recreational-property-less-than-an-hour-from-wichita-kingman-kansas/58954/>



AUCTION - One-of-a-kind Build Site and Recreational Property Less Than an Hour from Wichita Norwich, KS / Kingman County

PROPERTY DESCRIPTION

ONLINE-ONLY AUCTION

PROPERTY: One-of-a-kind Build Site and Recreational Property Less Than an Hour from Wichita

AUCTION DATE: 08/12/2024 8:00 AM - 08/15/2024 6:00 PM

AUCTION LOCATION: Online-Only

AUCTION LINK: <https://l2realtyinc.bidwrangler.com/ui/auctions/124290/16541381>

LEGAL DESCRIPTION: WINDING CREEK ADDITION, S01, T30, R05W, Lot 3 - 4, ACRES 26.6

This one-of-a-kind building site with recreational opportunities is 26.6 acres of pure beauty northeast of Norwich, KS, right on the Kingman County/Sedgwick County/Sumner County lines. This extraordinary property offers a perfect blend of scenic landscapes, abundant wildlife, and convenient access to nearby cities. This property offers an ideal balance of manageable size and affordability, making it an excellent opportunity for many buyers.

As you enter the property, you'll be greeted by mature hardwood and cottonwood trees that provide both shade and privacy. A wet weather creek meanders through the land, enhancing the aesthetic view and offering a peaceful retreat. The recent addition of over 100 trees including persimmons, oaks, and pecan will add to the visual appeal but also support the wildlife as the trees mature years down the road. When people talk about raw land, this property paints the picture. There has been no grazing or haying and the native grasses are built up nicely supporting all types of game. You'll have the opportunity to enjoy deer, turkey, and quail hunting right on your property and other recreational activities. This farm's majority class 2 soils would make for a nice food plot or vegetable garden.

Located just 35 miles from Downtown Wichita, KS, this property perfectly balances rural tranquility and urban convenience. It's only 1 mile to Hwy 42, ensuring easy travel to nearby towns and amenities. Kingman, KS, is just 30 miles away, and Cheney Reservoir, a popular spot for fishing and water sports, is only 23 miles from the property.

Vacant land of this size and with this diversity less than an hour from Wichita are very hard to come by. To ensure the quality of the land for generations, this property does have a few insignificant covenants. To review these, schedule a showing, or to answer your questions contact the listing agent, Trevor Stoll. Don't miss out on this one and be prepared to bid come the auction date. See the full auction terms below.

Cell: [\(620\) 960-4555](tel:6209604555)

Key Features:

- Beautiful building site
- Mature trees
- Wet Weather Creek
- Deer, turkey, and quail hunting
- Affordable to many buyers
- 35 miles to Downtown Wichita, KS
- 30 miles to Kingman, KS
- 23 miles to Cheney Reservoir



- 3 miles to Norwich, KS
- 1 mile to Hwy 42

Auction Terms

ONLINE ONLY. Bidding will open at 8:00 AM on 08/12/2024 and close at 6:00 PM on 08/15/2024 once no additional bids have been placed for 3 minutes. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids.

There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling by sellers confirmation.

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by 26.6 (acreage amount) times the final bid plus buyer's premium.

Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security 1st Title within five 5 days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before 09/16/2024 at where time seller shall deliver possession to the buyer.

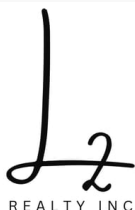
Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Property is selling as surface rights only. The sellers do not own the mineral rights.

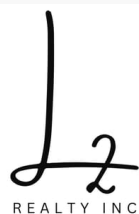
Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only.

Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties.

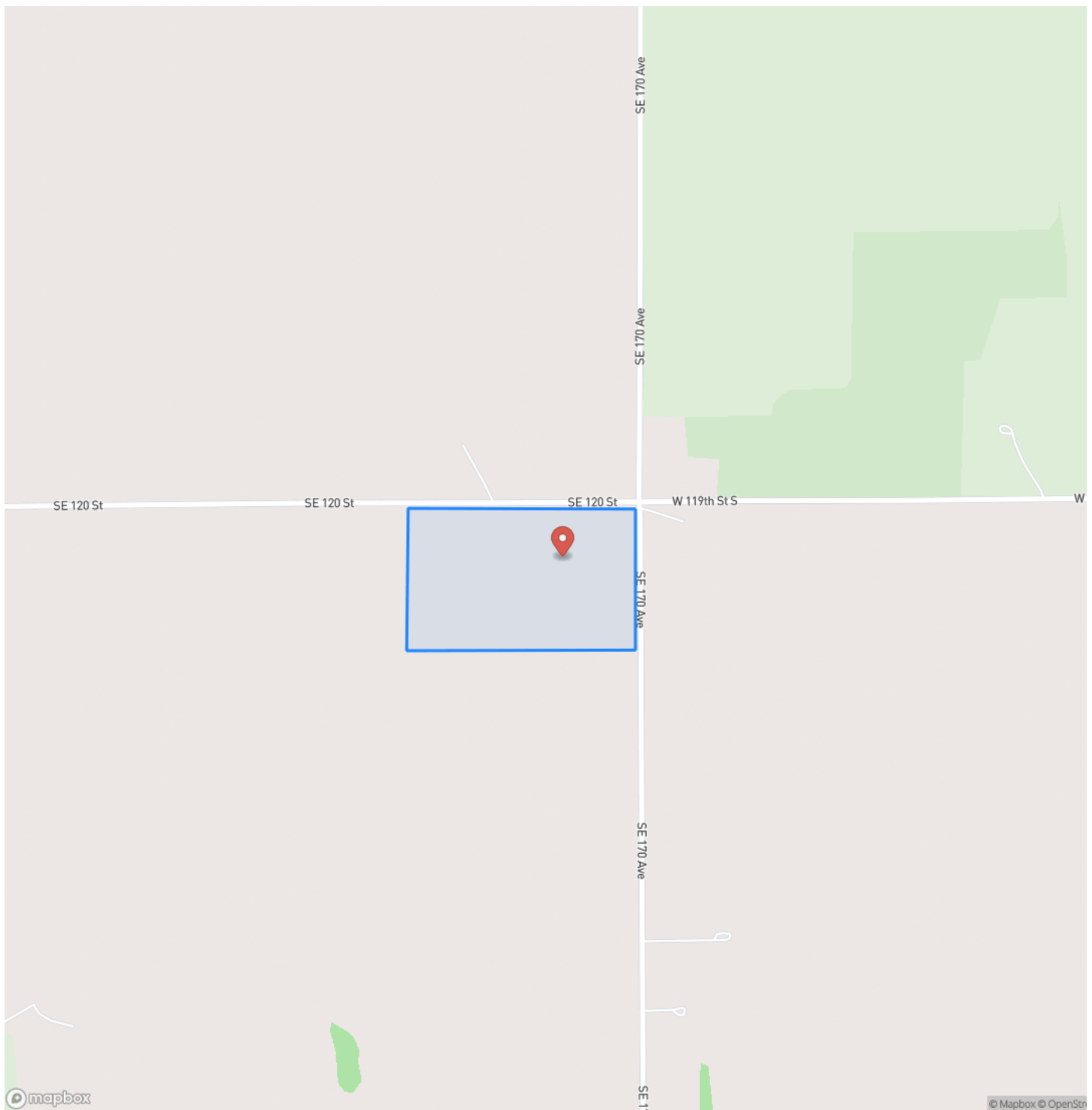
All terms announced the day of the auction take precedence over any other advertising.



**AUCTION - One-of-a-kind Build Site and Recreational Property Less Than an Hour from Wichita
Norwich, KS / Kingman County**

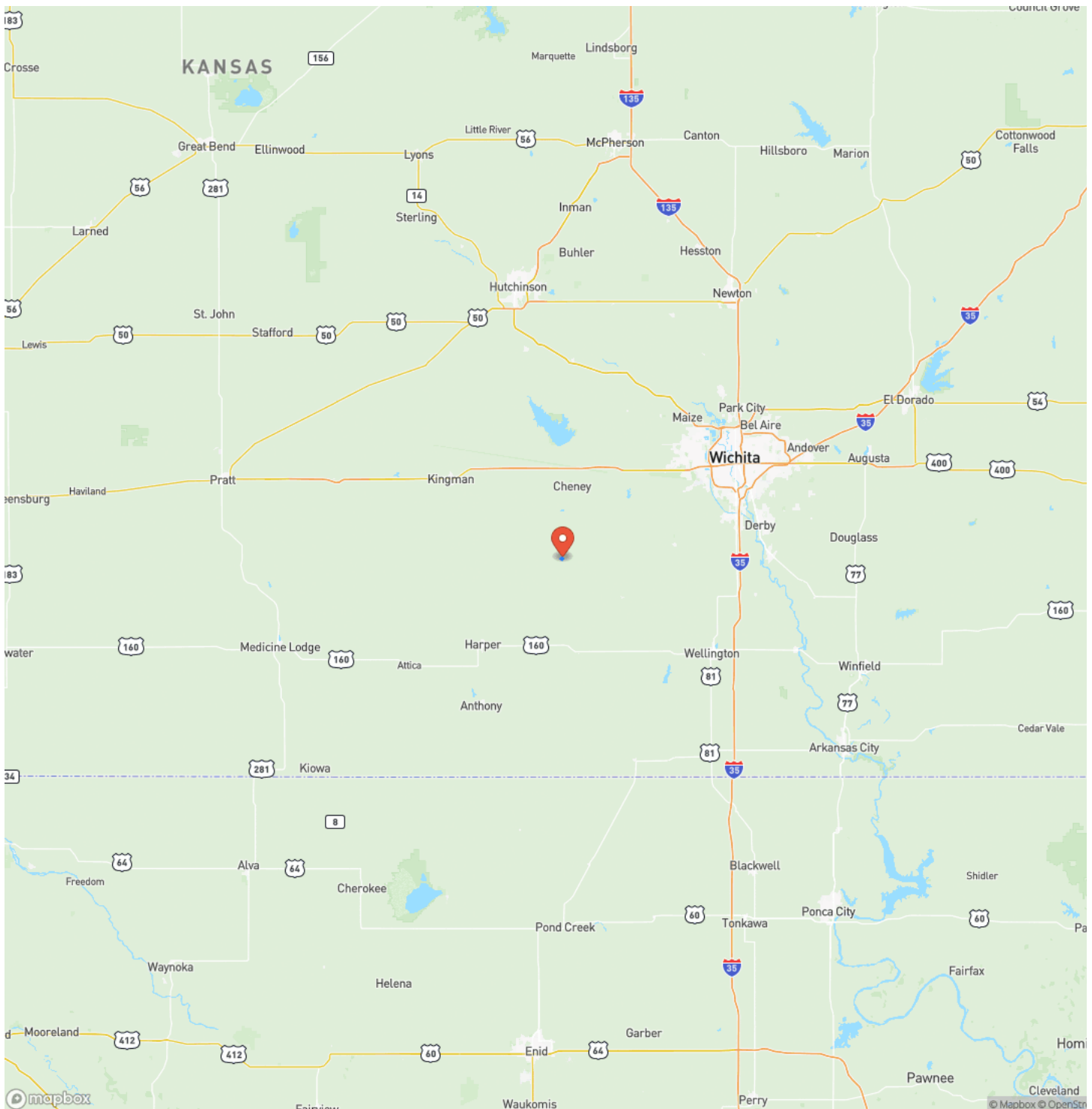


Locator Map



**AUCTION - One-of-a-kind Build Site and Recreational Property Less Than an Hour from Wichita
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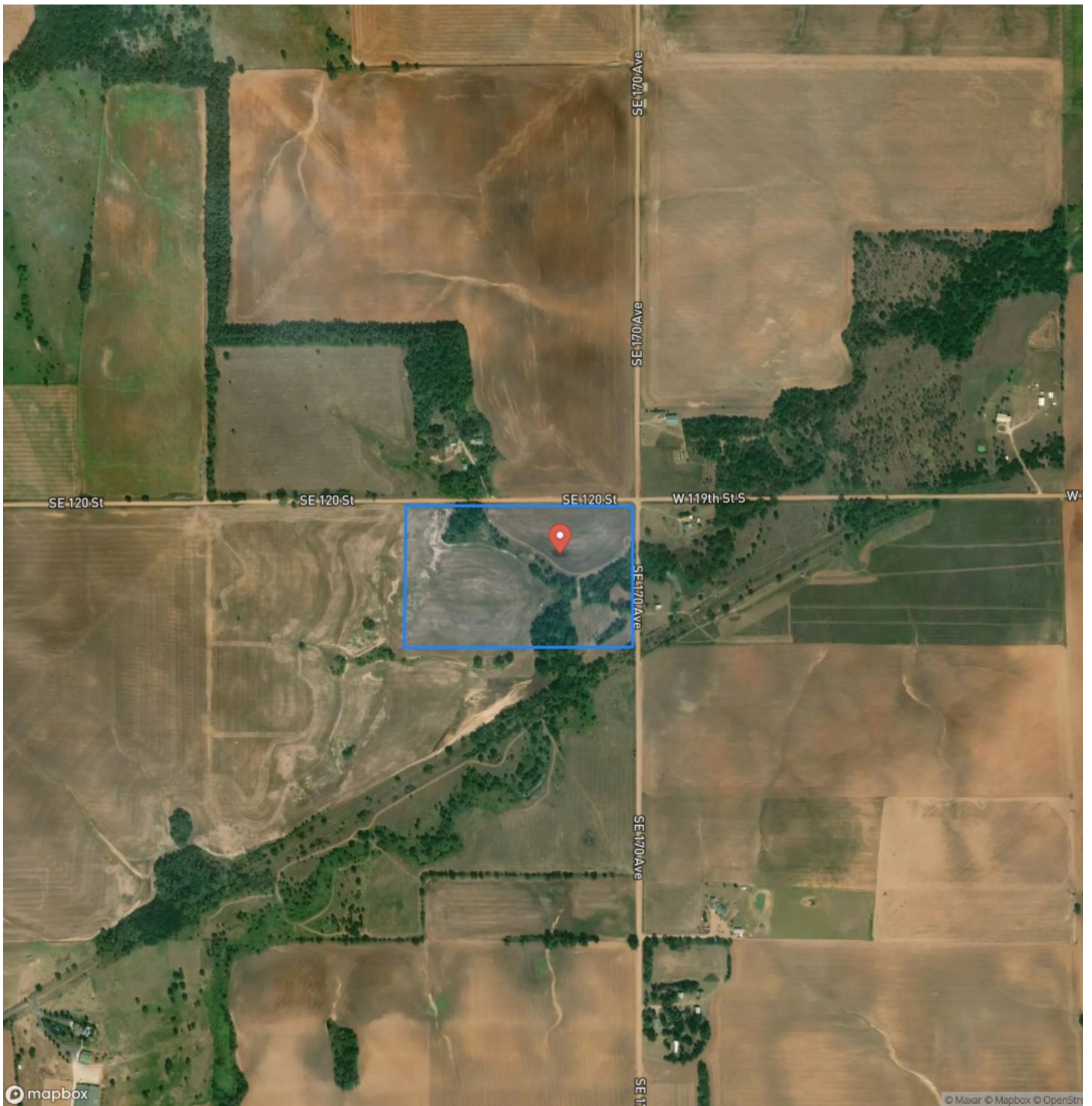
Locator Map



MORE INFO ONLINE:

L2realtyinc.com

Satellite Map



**AUCTION - One-of-a-kind Build Site and Recreational Property Less Than an Hour from Wichita
Norwich, KS / Kingman County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Stoll

Mobile

(620) 960-4555

Email

tstoll@l2realtyinc.com

Address

City / State / Zip

Hutchinson, KS 67501

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

L2realtyinc.com

[illegible]

L2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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