NOTICE OF PUBLIC
LAND AUCTION

0.86 Acres in Sedgwick Co., Kansas

1323 S Bebe Ave. Wichita, Ks 67209
Lot 11, Block 1, West 54 Industrial Addition

The Secretary of Transportation of the State of Kansas will offer for sale at public auction the following parcel:

Project 235-87 KA-0161-04
Rid No. 3405

Tract 3478-1 – 0.86 acres m/l

11:00 A.M., Wednesday Nov. 6, 2019

To be held at KDOT Area Office 2431 S Young St

Note: exhibit depicts approximate location of subject tracts

Notice:

The information in this document is accurate and correct to the best of owner's knowledge. Prospective buyer is encouraged to perform their own due diligence to verify the information provided, including information regarding access, zoning and availability of utilities.

Terms of Sale:

Starting Bid
Initial Payment of $7,380.00 is due at time of sale.
Balance of purchase price must be received by 3:00 p.m. Friday, December 6, 2019.
Successful bidders will receive a Bill of Sale on the day of the sale and a quit claim deed after the balance is paid. If the balance of the purchase price is not received by this date and time the initial payment will be forfeited to the seller.

Sold Subject to the Following:
Tract will be sold subject to the easement of the right of ingress and egress, reconstruction and maintenance of all existing utilities and appurtenances thereto, as well as the following restrictive covenant:

> *Grantees, for their heirs and assigns, do hereby covenant and agree, said covenant to run with the land, that the land conveyed herein shall not be used for billboards, signboards or other outdoor advertising purposes.*

The prospective buyer is encouraged to research the chain of title of the tract.

Please Note:
The Kansas Department of Transportation makes no representations concerning the condition, value or suitability of use for this property or the improvements, attachments, fixtures, apparatuses and appliances thereof, if any. The property and said improvements, etc. will be sold in the present as is condition, without warranties or guarantees of any kind.

The Kansas Department of Transportation insures the acceptance of any bid pursuant to this notice will be without discrimination on the grounds of sex, race, color, religion, physical handicap or national origin.

General Parcel Information:

Location:
1323 S Bebe Ave, Wichita, Ks 67209
Lot 11, Block 1, West 54 Industrial Addition

Access/Visibility
Off Bebe Ave.

Utilities:
All Available

Zoning:
Limited Industrial District

Flood Map:
Non-Available

Legal Description:

A tract of land in Lots 11 and 12, Block 1, West 54 Industrial Addition, according to the recorded plat thereof, situated in the Southwest Quarter of Section 26, Township 27 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, described as follows: BEGINNING at the Northeast corner of said Lot 11, the North line of said Lot 11 having an assumed bearing of North 79 degrees 41 minutes 49 seconds West; FIRST COURSE, thence on a curve of 453.46 feet radius to the left, an arc distance of 98.04 feet along the East line of said Lot 11 with a chord which bears South 04 degrees 45 minutes 37 seconds West, 97.85 feet; SECOND COURSE, thence South 01 degree 27 minutes 07 seconds East, 70.24 feet along said East line to the Southeast corner of said Lot 11; THIRD COURSE, thence continuing South 01 degree 27 minutes 07 seconds East, 10.30 feet along the East line of said Lot 12 to the South line of the North 10.30 feet of said Lot 12; FOURTH COURSE, thence South 88 degrees 43 minutes 04 seconds West, 196.83 feet along said South line; FIFTH COURSE, thence North 03 degrees 42 minutes 46 seconds East, 10.34 feet to the South line of said Lot 11; SIXTH COURSE, thence continuing North 03 degrees 42 minutes 46 seconds East, 136.80 feet; SEVENTH COURSE, thence North 08 degrees 34 minutes 14 seconds East, 69.64 feet to said North line of Lot 11; EIGHTH COURSE, thence South 79 degrees 41 minutes 49 seconds East, 185.95 feet along said North line to the point of beginning. The above described tract contains 37,399 square feet, more or less.

The party of the first part hereby retains any and all abutter' rights of access to I-235 Highway.

For further information see www.ksdot.org/burrow/RID
or call Connie Anguish at 1-877-461-6817

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