

NOTICE OF PUBLIC LAND AUCTION

10.08 & 4.46 Acres, +/- Shawnee County

Located NW quad. US-75 Highway and 35th St., N. of Topeka

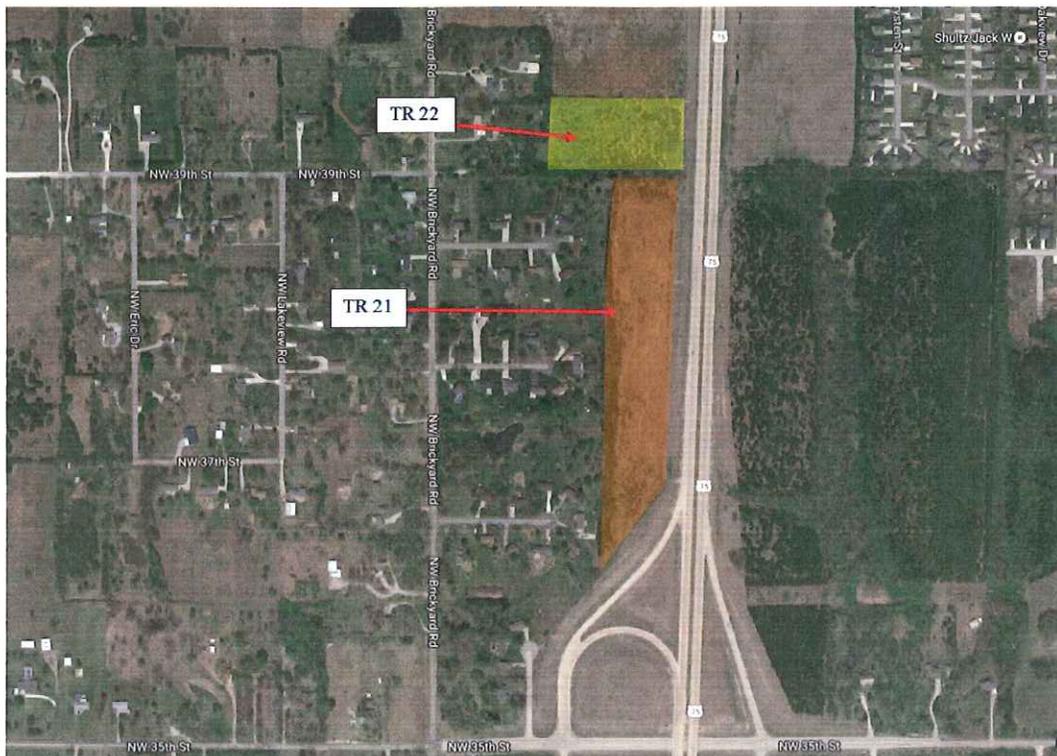
The Secretary of Transportation of the State of Kansas will offer for sale at public auction the following parcels:

Tract 1918-21, 22 Project 75-89 K-4341-01

11:00 a.m., Tues. October 11, 2016

-- TO BE AUCTIONED SEPARATELY --

INSPECTION TO TAKE PLACE ONE HOUR PRIOR TO SALE



Approximate boundaries of tracts -

Minimum Bid: See Descriptions Below

Terms of Sale

Initial payment of 10% of minimum bid is due at the time of the sale. Balance of purchase price must be paid on or before 3:00 p.m. Friday, November 11, 2016.

Successful bidder 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 paid on or before 3:00 p.m., Friday on the date above written, the initial payment will be forfeited to the seller.

Sold Subject to the Following:

Tract will be sold subject to the easement for 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.

KDOT reserves the right to reject any and all bids. Not responsible for accidents.

Remote Bidding:

Bids may be accepted by email or telephone at KDOT's discretion if suitable arrangements are made two business days or more prior to the auction date. If remote bidding is used, KDOT cannot be responsible for the bidder's inability to submit a bid due to signal, equipment or other communications issues.

Legal Description:

Tract 21 – Minimum Bid \$9350.00

A tract of land in the Northwest Quarter of Section 11, Township 11 South, Range 15 East of the 6th P.M., Shawnee County, Kansas described as follows: COMMENCING at the Northwest corner of said Quarter Section, thence on an assumed bearing of North 88 degrees 11 minutes 55 seconds East, 825.23 feet along the North line of said Quarter Section to the Northeast corner of Colonial Village Subdivision No. Two, according to the recorded plat thereof, also being the **POINT OF BEGINNING**; **FIRST COURSE**, thence South 00 degrees 55 minutes 54 seconds West, 606.19 feet along the East line of said Colonial Village No. Two to the Northeast corner of Colonial Village Subdivision No. Three; **SECOND COURSE**, thence continuing South 00 degrees 55 minutes 54 seconds West, 287.11 feet along the East line of said Colonial Village Subdivision No. Three; **THIRD COURSE**, thence South 04 degrees 39 minutes 36 seconds East, 301.40 feet along said East line; **FOURTH COURSE**, thence South 00 degrees 42 minutes 20 seconds West, 52.04 feet along said East line to the Northeast corner of Colonial Village

Subdivision No. Four; FIFTH COURSE, thence continuing South 00 degrees 42 minutes 20 seconds West, 581.56 feet along the East line of said Colonial Village Subdivision No. Four ; SIXTH COURSE, thence North 36 degrees 46 minutes 18 seconds East, 346.89 feet; SEVENTH COURSE, thence North 04 degrees 58 minutes 28 seconds East, 739.45 feet; EIGHTH COURSE, thence North 00 degrees 42 minutes 32 seconds East, 821.60 feet to said North line of said Quarter Section; NINTH COURSE, thence South 88 degrees 11 minutes 55 seconds West, 284.24 feet along said North line to the point of beginning. The above described tract contains 10.08 acres, more or less.

Tract 22 – Minimum Bid \$5350.00

A tract of land in the Southwest Quarter of Section 2, Township 11 South, Range 15 East of the 6th P. M., Shawnee County, Kansas, described as follows: COMMENCING at the Southwest corner of said Quarter Section; thence on an assumed bearing of North 88 degrees 11 minutes 55 seconds East, 528.00 feet along the South line of said Quarter Section to the Southwest corner of a tract of land described in a deed recorded in Book 2951, Page 859, in the Register of Deeds Office, Shawnee County, Kansas and the **POINT OF BEGINNING**; FIRST COURSE, thence continuing North 88 degrees 11 minutes 55 seconds East, 581.47 feet along said South line; SECOND COURSE, thence North 00 degrees 42 minutes 32 seconds East, 330.32 feet to the North line of said tract of land; THIRD COURSE, thence South 88 degrees 11 minutes 55 seconds West , 595.94 feet along said North line to the Northwest corner of said tract of land; FOURTH COURSE, thence South 01 degree 48 minutes 05 seconds East, 330.00 feet along the West line of said tract of land to the point of beginning. The above described tract contains 4.46 acres, more or less.

General Parcel Information:

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. In most cases, zoning will be determined by the local governing authority. The prospective buyer is strongly encouraged to research the chain of title of the tract.

Location:

Tracts are located in the NW quadrant of US-75 Highway and NW 35th Street. One lies Northerly of the other, on either side of unbuilt but platted NW 39th Street.

Access:

Tracts have available access from unbuilt NW 39th Street extending Easterly from Brickyard Road.

Utilities:

Public water, natural gas and sewer are believed to be nearby. Prospective buyer is strongly encouraged to make their own inquiry regarding availability of utilities.

Zoning:

Subject tract is currently right of way and is not zoned. Surrounding area is zoned RR-1 Residential Reserve which potentially permits ag usage as well as single family dwellings.

Flood Map:

Zoned X – minimal flood risk.

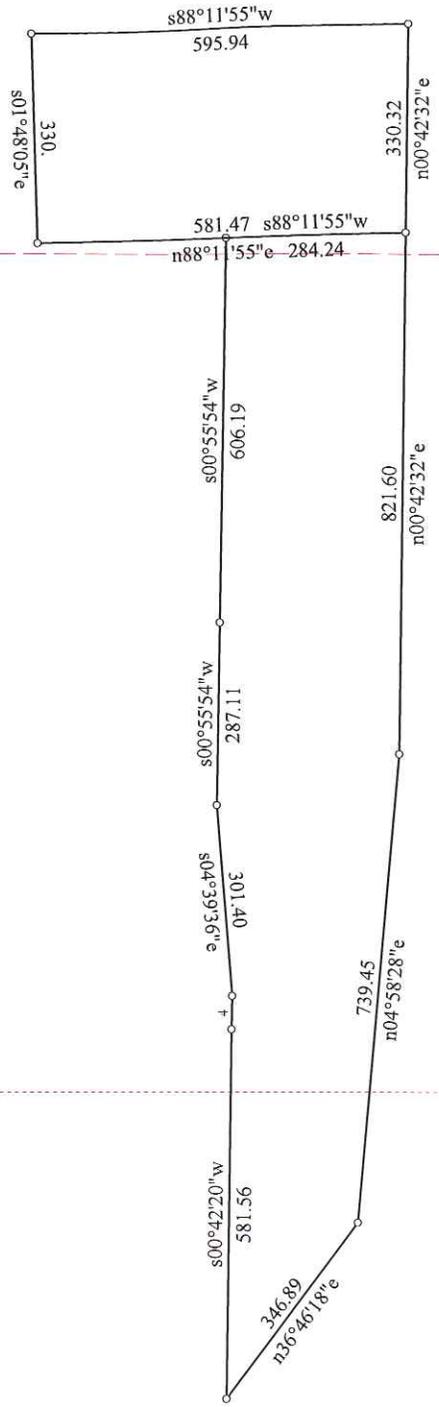
For further information see www.ksdot.org/burrow/RID
or call Kurt Daniels at

1-877-461-6817

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Title:		Date: 09-02-2016
Scale: 1 inch = 300 feet	File: 1918-21 22 deed plot 2016 0902.des	

