

Sold For: \$227,000.00



Prime Building Location



AUCTION

FOR: CLEM KARLIN

MONDAY, OCTOBER 10, 2016

80 ACRES MORE OR LESS
ELLIS CO., KS

AUCTION LOCATION: Holiday Inn Express 4650 Roth Ave,
Hays, KS 67601

TIME: 10:00 a.m.

Land Location

From the Junctions of I-70 and Hwy 183 in Hays, go 3 miles North to Feedlot Road, then ¾ a mile West to the Southeast Corner.

Legal Description

West Half of the Southwest Quarter (W/2 of SW/4) in Section Four (4) Township Thirteen (13) South, Range Eighteen (18) West of the 6th P.M. Ellis County, Kansas.

F.S.A. Information

62.9 Acres C.R.P. @ \$39.50/ acre per year contract dated 10-1-05 through 9-30-20
15.11 Acres Grassland, Trees & Small Pond.

General Information

This 80 acres of C.R.P and Grassland is within 4 miles of Hays, KS with excellent access with paved roads. The property has a rural water meter and has great potential for a building site.

Taxes

Seller to pay 2016 and prior taxes,
Purchaser to pay 2017 and future taxes.

Minerals

All seller's interest to be conveyed to purchaser, to Seller's knowledge all minerals are intact.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 10th, 2016 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

Possession

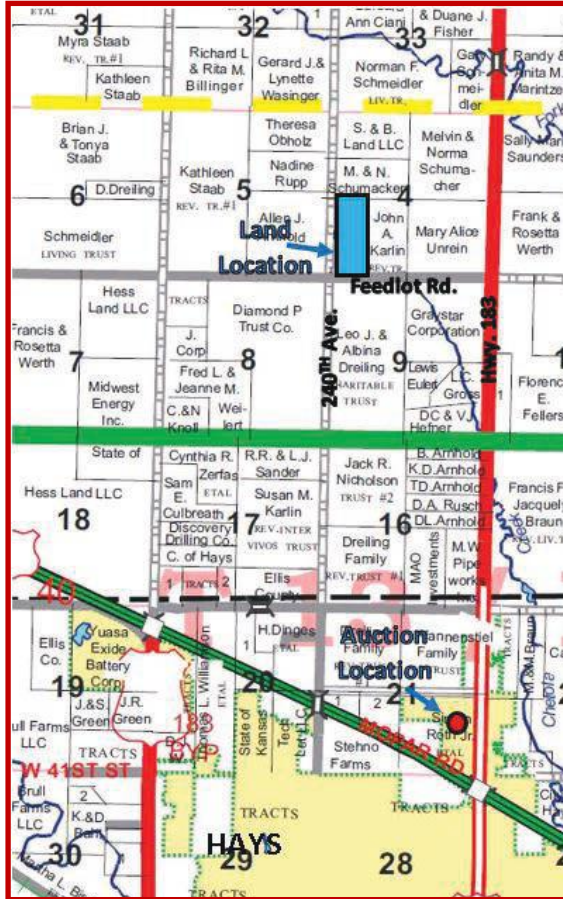
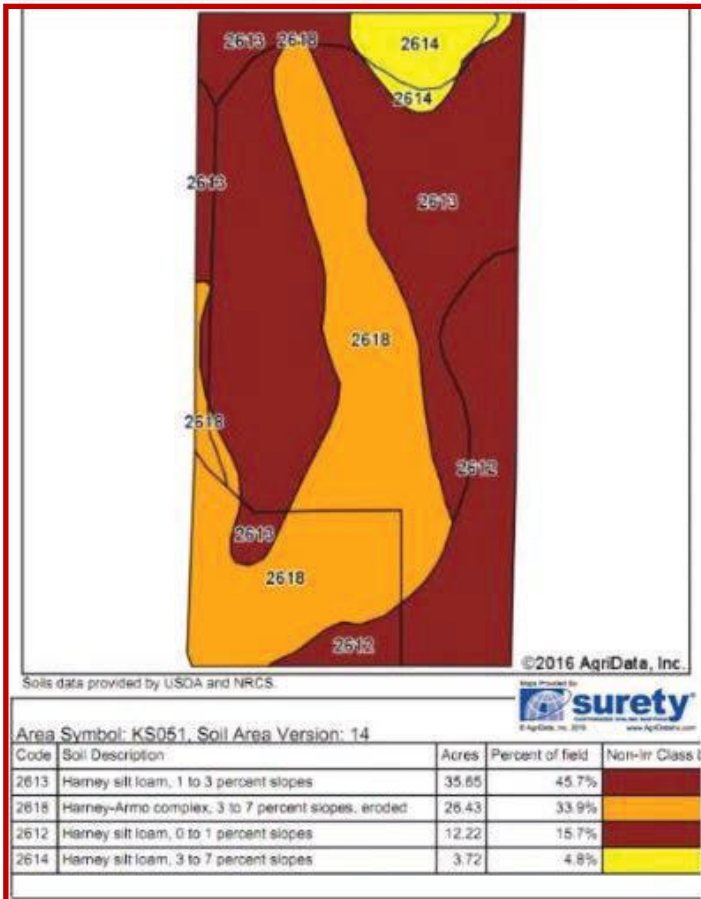
Upon Closing, Purchaser to receive 2017 and future C.R.P. Payments.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Payments to follow crop interest.



Live internet bidding
available. Call for details.



Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.



Farmland Auction & Realty Co., Inc.

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