

Tract 3 Sold For: \$260,000

Tract 4 Sold For: \$170,000



# Commercial Property AUCTION



FOR: ESTATE OF ALFRED GEIST  
**TUESDAY, SEPTEMBER 12TH, 2017**  
**7 ACRES MORE OR LESS**  
**ELLIS CO., KS**

**AUCTION LOCATION:** Rose Garden Banquet Hall- 2350 E 8th Hwy 40,  
Hays, KS 67601

**TIME: 10:00 a.m.**

### Land Location

Directly South of Hays Medical Center.

### Tract 1 - Legal Description

3.04 Acres-Lot 2 of Geist Addition to the City Hays, Ellis County, Kansas.

### Tract 2 - Legal Description

1.083 Acres-Lot 1 of Geist Addition to the City Hays, Ellis County, Kansas.

### Tract 3 - Legal Description Combination of Tracts 1 & 2

Will sell at the highest aggregate bid.

**Live internet bidding available. Call for details.**

### Tract 4 - Legal Description

2.89 Acres-Lot 4 of Geist Addition to the City Hays, Ellis County, Kansas

### General Information

These commercial lots are attractive and well located for numerous development options. City of Hays has classified these lots as zoned commercial C-2. Lot 1 has a water well and also an abandoned septic tank.

### Taxes

Seller to pay 2017 and prior taxes.

Purchaser to pay 2018 taxes and subsequent. 2016 taxes were Lot 1- estimated \$1,000, Lot 2- \$2,857, Lot 4- \$2,793.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before October 12th, 2017 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

Immediate upon closing.



**LOT 4**



**LOTS 1 & 2**



**LOTS 1 & 2**



**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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