

Sold For: \$149,000.00



AUCTION



FOR: DENNIS AND RANDY THOMAS

FRIDAY, MARCH 8TH, 2019

195 ACRES MORE OR LESS
ROOKS CO., KS

AUCTION LOCATION: Dole-Specter Conference Center at Fossil Creek Hotel Inn & Suites 1430 S. Fossil St., Russell, Ks

TIME: 10:00 a.m.

Land Location

- On Hwy 18 in Natoma Kansas, go 1 mile West to 31 Rd., South/ Southwesterly 3 miles to 29 Terrace Rd, 2 miles South to EE Rd, then West ¾ mile to the Southeast Corner of the property.
- From Interstate 70 Exit 172 in Walker, go North on Walker Ave. 6 ½ Mi. to Emmeran Rd., West 1 mile to 370th Ave., North 10 Mi. to Saline River Rd., 1 mile East to Walker Ave., North 2 miles to EE Rd, then West ¾ mile to the Southeast Corner of the property.

Legal Description

Southwest Quarter (SW/4) & that part lying North of the County Road Right-Away in the West Half of the West Half of the Southeast Quarter (W/2 of W/2 of SE/4) all in Section Thirty-Four (34), Township Ten (10) South, Range Sixteen (16) West of the 6th P.M. Rooks County, Ks

F.S.A. Information

192.22 Acres Grassland
General Information

This nice piece of grassland has been well maintained throughout the years. The property features two large ponds and a water well. The trees and draws throughout the property would provide adequate protection for livestock as well as excellent hunting potential.

Taxes

2018 taxes & prior to be paid by the seller. 2019 taxes and future to be paid by purchaser. 2018 taxes were \$326.88.

Minerals

All sellers 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 April 8th, 2019 or as soon as title requirements, if any, can be corrected. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, right-of-ways, leases, reservations and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.

Possession

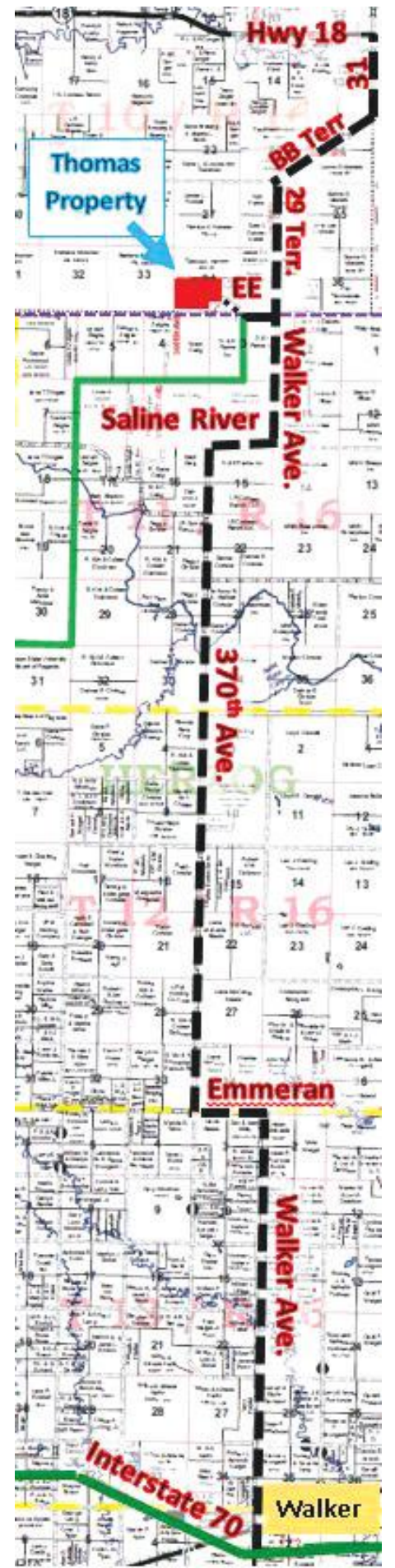
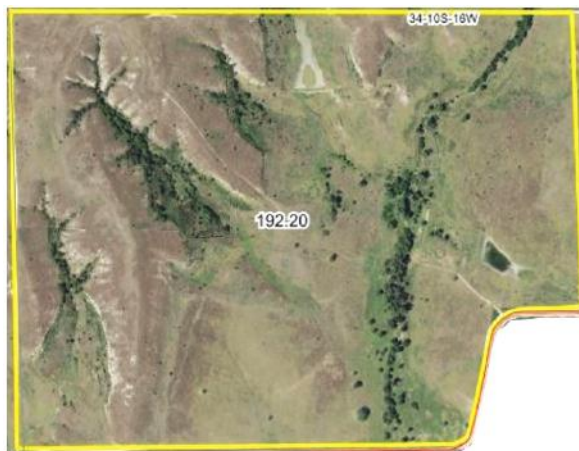
Immediate upon closing with tenants reserving all personal property, including but not limited to solar panel & pump.

Government Programs

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

For additional photos or aerial views please visit our website.

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. Announcements made day of sale shall take precedence over printed material.



Farmland Auction & Realty Co., Inc.

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