

SIMULCAST LIVE AND ONLINE

LAND AUCTION

80 +/- ACRES • MARION COUNTY, KANSAS

THURSDAY, FEBRUARY 2, 2023 • 11:00 AM

LIVE LOCATION: Lincolnville Community Building | 213 W. Sixth St, Lincolnville, KS

ONLINE BIDDING: Bidding at gavelroads.com.

SELLER: William R Novak Trust



LEGAL DESCRIPTION: The North Half of the Northwest Quarter of Section 3, Township 18, Range 4 East.

DIRECTIONS: Travel 2 miles north of Lincolnville, KS to 310 Rd. Turn west and travel 1 ½ mile to parcel on the south side of the road.

DESCRIPTION: This tract is comprised of native grass, pond, cattle panels, timber and five wire fence. It is a clean, well maintained property. Solid characteristics for a cattle operation or recreational tract. Soil types: 64% Class 3 Irwin silty clay loam, 1 to 3 percent slopes; 22% Class 4 Irwin silty clay loam, 3 to 7 percent slopes; 13% Class 3 Clime silty clay loam, 1 to 3 percent slopes; with the balance in Class 5 Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded.

TAXES: 2022 taxes - \$237.30, taxes will be prorated to the date of closing.

MINERALS: All of Seller's mineral interest will pass to Buyer.

POSSESSION: Buyer shall receive possession at closing.

TERMS: \$10,000 down as earnest money due day of auction with balance due on or before March 3, 2023. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. Gene Francis & Associates and Gavel Roads, LLC are agents of the Seller.

Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker 316.425.7732.



Lori Rogge, Broker & Auctioneer
(785) 556-7162 | lori@genefrancis.com

Tyler Francis, REALTOR® & Auctioneer
(316) 734-7342 | tyler@genefrancis.com

For more information, please visit genefrancis.com.

