

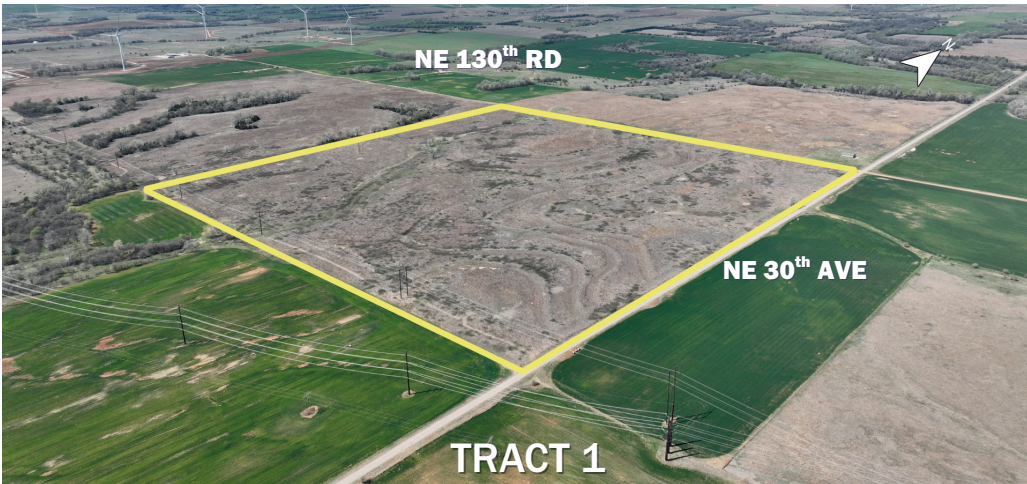


# LIVE & ONLINE LAND AUCTION

**Thursday, May 15, 2025 • 11:00 AM CDT**

**LIVE LOCATION: Westview Lodge, 1100 W 14th St, Harper, KS**

**ONLINE BIDDING: [www.gavelroads.com](http://www.gavelroads.com)**



## 285± ACRES - HARPER COUNTY, KANSAS

### TRACT 1: 154± Acres Grassland

**Description:** This 154± acre tract of grassland is situated along a county-paved road and consists entirely of grass offering good upland game hunting opportunities. A wind turbine lease providing an annual payment of \$500 is in effect through 2052, with an option for a 10-year extension. The land was previously under the CRP program and is unfenced with an old water well and windmill. Electricity is accessible from the north. Additionally, a wind turbine transmission easement runs along the south side of the property. This property is located adjacent to the new Flat Ridge IV & V wind farm office and maintenance building.

**Legal Description:** The Northeast Quarter NE ¼ of Section Twenty 20, Township Thirty-one 31 South, Range Six 6 West of the 6th PM, Harper County, Kansas

**Location:** From Harper travel northeast on K-2 for 1.5 miles, then north on NE 30 Ave for 1.5 miles. The property is on the SW corner of NE 30 Ave and NE 130 Rd.

**Possession:** Closing

**Minerals:** The seller's mineral interest will transfer to the buyer.

**Taxes:** \$338.70 (2024)

### TRACT 2: 131± Acres Hunting with Creek

**Description:** This 131± Acre tract features approximately 51.4 acres of cultivated land, with nearly 80 acres of grass and wooded areas and a creek running seasonally. The property offers excellent deer and turkey hunting opportunities. The cultivated portion is currently planted to wheat, with the owners retaining the 2025 wheat harvest. Electricity is accessible from the east. On the property there is an uninhabitable 1940s farmstead along with an old water well. Good fencing on the west side, fair on the south, and in need of repair or replacement on the east side.

**Legal Description:** The East 137 Acres of the Northeast Quarter NE ¼ of Section 20, Township 32 South, Range 7 West of the 6th PM, Harper County, Kansas.

**Location:** From Harper, on Highway 160, travel 2 miles south, then 3 miles west. The property is located on the SW corner of NW 70 Rd and NW 30 Ave.

**Crops:** Seller will retain all harvested wheat.

**Possession:** After the 2025 wheat harvest.

**Minerals:** The seller's mineral interest will transfer to the buyer.

**Taxes:** \$353.14 (2024)

### Terms:

\$10,000.00 Earnest Money required for each tract and shall be paid the day of the auction with the balance due on or before June 16, 2025. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium.



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