

SIMULCAST LIVE AND ONLINE

LAND AUCTION

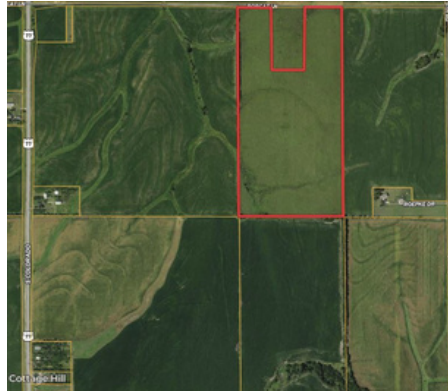
70 +/- ACRES • MARSHALL COUNTY, KANSAS

THURSDAY, JULY 7, 2022 • 11:00 AM

LIVE LOCATION: Waterville Community Center - 136 E. Commercial St., Waterville, KS

ONLINE BIDDING: Bidding at gavelroads.com.

SELLER: Joseph Hula



LEGAL DESCRIPTION: A tract of land located in the Northeast Quarter (NE 1/4) of Section 22, Township 5 South, Range 6 East of the Sixth Principal Meridian, Marshall County, Kansas, BEGINNING at the Northwest Corner of said NE 1/4 of said Section 22; Thence South 89°48'08" East, (assumed bearing), 423.16 feet along the North line of said NE 1/4; Thence South 0°26'43" East, 848.75 feet along a line parallel with the West line of said NE 1/4; Thence South 89°48'08" East, 513.26 feet along a line parallel with the North line of said NE 1/4; Thence North 0°26'43" West, 848.75 feet along a line parallel with the West line of said NE 1/4 to a point on the North line of said NE 1/4; Thence South 89°48'08" East, 377.02 feet along the North line of said NE 1/4 to the Northeast Corner of the West Half (W 1/2) of said NE 1/4; Thence South 0°33'39" East, 2642.23 feet along the East line of said W 1/2 of said NE 1/4 to the Southeast Corner of said W 1/2 of said NE 1/4; Thence North 89°41'50" West, 1318.80 feet along the South line of said NE 1/4 to the Southwest Corner of said NE 1/4; Thence North 0°26'43" West, 2639.75 feet along the West line of said NE 1/4 to the POINT AND PLACE OF BEGINNING.

LOCATION: From Waterville, travel 5 miles south on Hwy 77 to Bobcat Ln. Turn east and travel 1/2 mile. Parcel sits on the south side of the road.

DESCRIPTION: 70 +/- acres in southern Marshall County, Kansas. Parcel had been in CRP, it is now expired. Open opportunity to grow what you wish. DCP cropland is 67.79 acres. (FSA will need to be adjusted from the 80 acres to 70 acres). Wymore silty clay loam (class 2) makes up the soil type. 10 +/- acres, from the original 80 acre tract, will be retained by the Seller where the cellar and well are located. Parcel has been surveyed and marked.

TAXES: 2021 - \$270.64 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: \$10,000.00 down as earnest money due day of auction with balance due at closing, on or before August 5, 2022. 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 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 are agents of the Seller.

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



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For more information, please visit genefrancis.com.

Online bidding at gavelroads.com.

