

Sale Name: July 25th, 2022 Multi-parcel 780 +/- Acres - Harper Co., KS - LIVE & ONLINE Land Auction

LOT 2 - Tract 2: 310 +/- Acres with Creek



Description

[Click here to view highlight video ATTICA 780](#)

Live Auction will begin Monday, July 25th at 11:00 AM. Online bidding will be available during the live auction.

There is NO Buyer's Premium.

The live auction will be held at the following:

Attica Memorial Building
302 N. Main St.
Attica, KS

LEGAL DESCRIPTION: NE ¼ & SE ¼ except tract of 5-33-9W of Harper County, KS.

LOCATION: Go west from Attica, KS on Hwy 160 for about ½ and turn left on NW 60 Rd. Go 3 miles and turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd. Go 1 mile west.

DESCRIPTION: 310 +/- acres with 170 acres of cultivation, 50 acres of buffer strips, 90 acres of pasture and trees. There is a creek that runs north and south through the pasture and trees. It is fantastic habit for deer, turkey and quail. Soils are 72% Class 2 and balance is Class 1 and 5.

TAXES: \$1,674.38 taxes will be prorated to the date of closing.

MINERALS: All of the Seller's mineral interest will be passed to the buyer. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party.

POSSESSION: Buyer will receive 2022 cash rent in proportion to the acreage purchased. Possession of the non-leased ground will be upon closing. Buyer has the right to hunt after closing.

Quantity: 1



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