

Sale Name: March 21st, 2023 Harper Co., KS 226 +/- Acres ABSOLUTE Land Auction

LOT 1 - Harper County 226 +/- Acres



Description

LIVE AUCTION LOCATION

American Legion
201 E 10th St
Harper, KS

PROPERTY LOCATION

Located 4 miles east of Harper, KS on Hwy 160. Located 2 1/2 miles west from Danville, KS.

DESCRIPTION

226 +/- acres consisting of 204 acres of farmland with 187 acres of cultivation with the balance being waterways, pasture, and trees. Soils are 77% Class 2 with the balance to Class 3 & 4. Lime applied was approximately 2,750 lbs per acre. APH records indicate wheat making as much as 65 bu. per acre. Electricity is available.

MINERAL RIGHTS

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

WATER RIGHTS

N/A

TAXES

2022 taxes - \$1,303.34, taxes will be prorated to the date of closing

POSSESSION

Buyer will receive 1/3rd of the planted wheat and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance.

TERMS

\$30,000 down as earnest money due day of auction with balance due on or before April 21, 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.

Quantity: 1



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