

Sale Name: May 2nd, 2023 11:00AM Marion Co., KS 156 +/- Acres ABSOLUTE Land Auction

LOT 1 - 156 +/- Acres Marion County, KS



Description

*****Bidding will begin online on Tuesday, April 25th.*****

Live Auction will begin Tuesday, May 2nd at 11:00 AM.

There is NO Buyer's Premium.

The live auction will be held at the following:

Hillsboro American Legion
405 Floral Dr.
Hillsboro, KS

Online bidding is available throughout the auction.

LOCATION: 5 miles north and ½ mile west of Durham, KS.

DESCRIPTION: This property is approximately 156 +/- acres of rolling farmland. There are approximately 92 acres of terraced cultivation and 50 acres of pasture with the balance of this property being in waterways and tame grass. This property has three ponds; two of which are spring fed. There are mature trees on the west side of the pasture that provides great wildlife cover. Pheasant, quail, prairie chicken, ducks, and deer have been spotted on the property. Soils are Irwin silty clay loam and wells loam on the cultivation. There is a rocked road on the west and north and electricity is available.

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

TAXES: 2022 taxes - \$1,708.22 Taxes will be prorated to the date of closing.

POSSESSION: The cultivation is currently rented on a 1/3, 2/3 crop share and the pasture is rented \$600 annually. Buyer will receive 1/3 crop share and the pasture rent. Possession of the acres planted in spring 2023 will take place after the fall 2023 harvest. Possession of the acres currently planted in wheat will take place after the 2024 summer wheat harvest. Possession of the pasture will be on October 16th, 2023.

TERMS: \$20,000 down as earnest money on the day of the auction with the balance due on or before June 1, 2023. The Buyer and Seller shall split equally 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 on 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 is an agent of the Seller. The property is being sold in conjunction with Gavel Roads Online Auctions.

Quantity: 1



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