

Sale Name: May 2nd, 2023 6:00PM Kingman Co., KS 148 +/- Acres Multi Parcel Land Auction

LOT 1 - 148 +/- Acres Kingman County, KS



Description

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

Live Auction will begin Tuesday, May 2nd at 6:00 PM.

There is NO Buyer's Premium.

The live auction will be held at the following:

Gene Francis & Associates
12140 W K42 Hwy
Wichita, KS

Online bidding is available throughout the auction.

LEGAL DESCRIPTION SW1/4 except a tract of Section 2, Township 28, Range 5 West in Kingman County, KS (full legal to be provided by title company).

LOCATION Located 3 miles west of Cheney, KS on 31st St S/SE 10 St.

DESCRIPTION This property consists of approximately 113 +/- acres dryland cultivation, 33 +/- acres pasture with creek, and the balance to oil/gas wells. Soils are 77% Class 2 and the remainder to Class 3 & 4. The pasture has lots of big trees. There is excellent cover for deer, turkey and quail.

MINERAL RIGHTS Minerals will be auctioned separately. Minerals are presently ~4 barrels of oil per day.

TAXES 2022 taxes - \$1,323.88 Taxes will be prorated to the date of closing.

POSSESSION Current cash rent agreement is \$35/acre for the cultivation and \$15/acre for the pasture. Buyer will receive all cash rent. 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 due day of auction with balance due on or before

June 1, 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 is an agent of the Seller. Property is being sold in conjunction with Gavel Roads Online Auctions.

Quantity: 1



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