

Sale Name: July 12th, 2023 Seward Co., KS Farmstead & 158 +/- Acres Multi Parcel
ABSOLUTE Land Auction

LOT 1 (Seward Co., KS) - 5 +/- Acres with House and Outbuildings



Description

LOCATION

From Liberal, travel north on Hwy 83 approximately 14 miles to Rd 17/Kane Rd, travel east 3 miles to Road 0, turn north on Road 0.

DESCRIPTION

TRACT 1: Sprawling 3 bedroom, 2 bath, 3100 sq ft brick ranch country home situated on 5 acres. This home features an unfinished full basement to make it your own, attached 2 car garage and back patio the length of the home great for storage and entertainment. The property boasts multiple outbuildings perfect for equipment and livestock. Due to recent storm damage, an insurance claim was filed for the roof on the house. The sellers have received funds that will be passed to the buyer at closing for roof replacement.

MINERAL RIGHTS

Mineral rights to remain with the seller.

TAXES

17398 Road 0, Kismet: 2022 - \$2,444.28. 2023 taxes will be prorated to closing.

POSSESSION

Possession at time of closing

TERMS

\$10,000 per tract down as earnest money due day of auction with balance due on or before August 11, 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 are agents of the Seller.

Quantity: 1



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