

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

LOT 2 (Seward Co., KS) - 152 +/- Acres



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 2: Per FSA, 152 acres of native grass. Cattle grazed until 2022. Has been CRP in the past and could become tillable. Approximately 32% in class 3 Richfield silt loam, 0 to 1 percent slopes, 29% in class 2 Ulysses silt loam, 0 to 1 percent slopes, 24% in class 3 Dalhart fine sandy loam, 0 to 1 percent slopes, and the remaining balance in class 3 Ulysses silt loam, 1 to 3 percent slopes, Dalhart fine sandy loam, 1 to 3 percent slopes and Ness clay, frequently ponded.

MINERAL RIGHTS

Mineral rights to remain with the seller.

TAXES

00000 Road 17, Liberal: 2022 - \$70.44. 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



<https://www.gavelroads.com/>