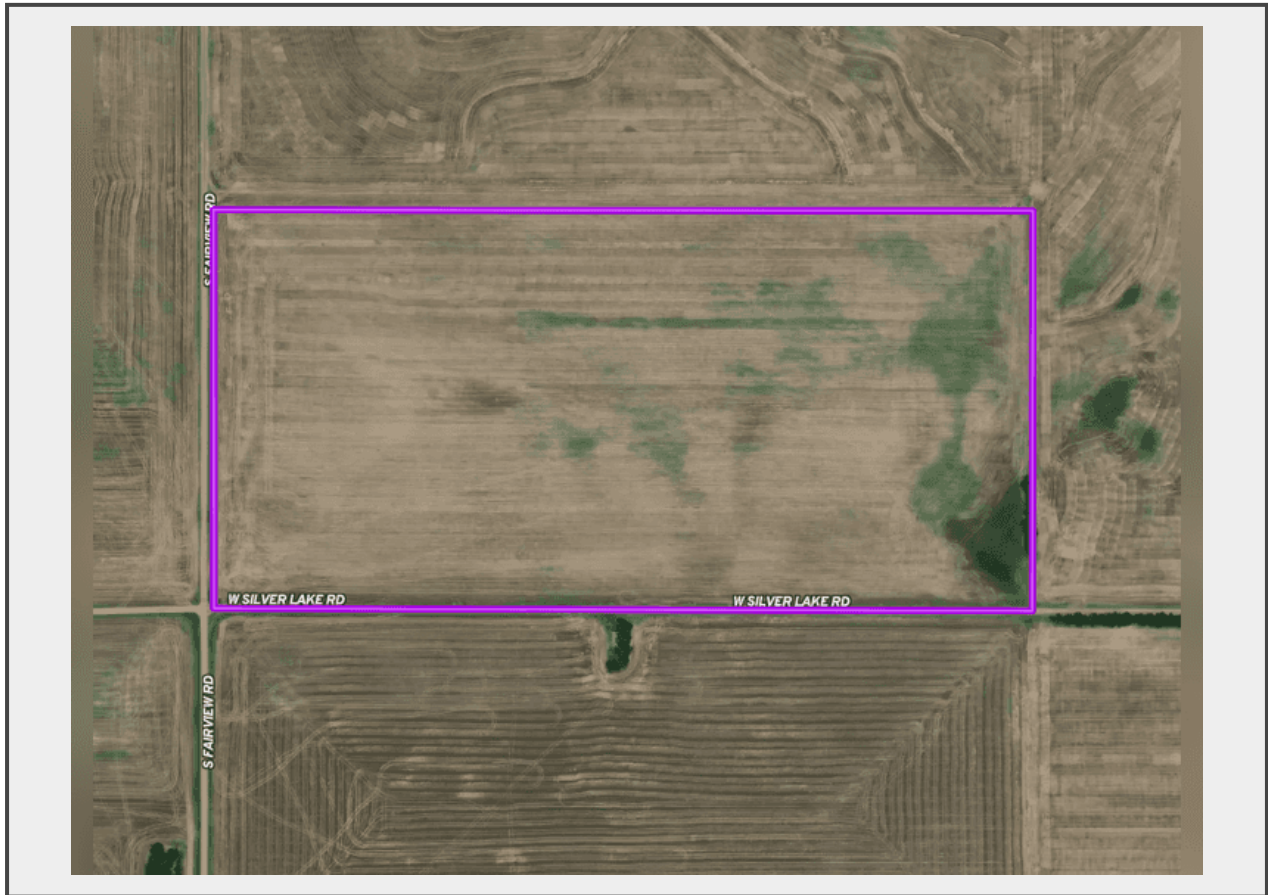


Sale Name: October 17th, 2023 Reno County, KS 77 +/- Acres Land Auction

LOT 1 - 77 +/- Acres



Description

LOCATION

W/2 S/2 SW/4 & E/2 S/2 SW/4 12-26-8W, Reno County, Kansas (complete legal in title insurance commitment). Located 7 miles west and 1 mile north of Pretty Prairie, KS at Fairview and Silverlake Rd.

DESCRIPTION

Quality cropland located in South Central Reno County, KS. This property consists of approximately 77+/- acres of dryland cultivation. Soils are Class 2 Ost loam with 0-1% slopes and level topography. Electricity is available with gravel road access. The property is located 2 miles east of Hwy 11 and is 10 minutes from Pretty Prairie, KS, 15 minutes from Arlington, KS, and 25 minutes from Hutchinson, KS.

MINERAL RIGHTS

100% of the owners stake of the minerals will pass to the buyer.

TAXES

2022 taxes - \$892.64. Taxes will be prorated to the date of closing.

POSSESSION

Buyer will obtain possession at closing.

TERMS

The transaction will be subject to U.S. Bankruptcy Court approval. Bidder Procedures must be approved by the bidder in order to bid. \$10,000 down as earnest money due

day of auction to be held by Security 1st with the balance due on or before November 17, 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. Bidders are urged to inspect the property to their satisfaction before 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.

Farm & Home Realty and Gene Francis & Associates are agents of the Seller. The property is being sold in conjunction with Gavel Roads Online Auctions.

Quantity: 1



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