

Sale Name: November 29th, 2023 Barber Co.,, KS 154 +/- Acres ONLINE ONLY Land Auction

LOT 1 - Barber County, KS 154 +/- Acres

LAND AUCTION **ONLINE ONLY**
Wednesday, Nov. 29, 2023 • 10 AM

154 ± ACRES | TROPHY DEER & TILLABLE GROUND

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UNITY RD. TRI-CITY RD. TRI-CITY RD. TRI-CITY RD. TRI-CITY RD.

Description

LOCATION

Located 7 miles north of Sharon, KS, on Tri-City Rd. Property sits in the northwest corner at the intersection of Tri-City Rd & Unity Rd. Legal Description: SE ¼ except a tract of 8-31-10W in Barber Co., KS.

LEGAL DESCRIPTION

SE ¼ except a tract of 8-31-10W in Barber Co., KS.

DESCRIPTION

Discover an exceptional 154 ± acre hunting paradise in Barber County, Kansas Deer Management Unit 16. This property is a hunter's dream, featuring a reliable water source, 80 ± acres of lush wheat fields, and abundant wildlife, including trophy white-tailed deer. Its prime location near 20 square miles of road-free land and a nearby milo field make it an irresistible destination. With half the land as natural habitat and the other half as income-generating tillable ground and pasture lease, this is your chance to own a perfect blend of beauty and practicality. Don't miss this rare opportunity!

MINERAL RIGHTS

Sellers do not own any mineral interest.

TAXES

615.72 (2022). Taxes will be prorated to the date of closing.

POSSESSION

Possession of cultivation will be after 2024 wheat harvest. Possession of the pasture will be upon closing.

TERMS

\$15,000.00 Earnest money required and shall be paid the day of the auction with the balance due on or before December 29, 2023. The property is selling in "as is" condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. 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. Gene Francis & Associates and Gavel Roads are agents of the Seller. Property selling in conjunction with Gavel Roads, LLC, Connie Francis, Broker (316) 425-7732.

Quantity: 1



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