

Sale Name: November 9th, 2023 Reno Co., Ks 130 +/- Acres Live & Online Land Auction
LOT 1 - Reno County, KS 130 +/- Acres



Description

LOCATION

NW/4 29-26-5W exc the E 830 ft or the S 1574 ft less Road R/W.

DIRECTIONS

From 21st St. N & 391st W. (Cheney Lake Road) go west 6 miles to Sand Creek Rd - go north 3 miles to property (SE corner of Boundary Rd) OR from Pretty Prairie Rd & Hwy 14 - go 1 mile south to Boundary Rd. - go east 2 miles to property.

DESCRIPTION

Quality Cropland located in southeast Reno County, just one mile west of Cheney Reservoir. Farm Service Agency indicates 128.44 acre of Farmland all of which is Cropland. A copy of the FSA 156 Record & Map is in the Property Info Packet.

MINERAL RIGHTS

100% of the Sellers minerals will be conveyed to the Buyer.

POSSESSION

Closing on or before December 8, 2023. Buyer will receive possession after the 2024 wheat harvest. Buyer will receive 1/3 of the wheat crop and will pay/reimburse 1/3 share of any associated fertilizer/chemicals. Buyer is responsible for notifying Farm Service Agency of change of ownership within 30 days of Closing.

TERMS

\$15,000 down payment as earnest money due day of auction to be held by Security 1st

Title, with the balance due in certified funds on Closing. The Buyer and Seller shall split equally 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 auction. Bidders are urged to complete "due diligence" and inspect the property to their satisfaction prior to the auction. The property is selling in "as is" and "where is". Statements made day of the auction take precedent over all printed advertising and previously made statements.

ONLINE BIDDING

In addition to the live auction, bidding will be available online during the live auction at [gavelroads.com](https://www.gavelroads.com). The live auction will be streamed so online bidders can watch the live auction while bidding online. All online activity will be shown during the live auction.

Farm & Home Realty LLC and Gene Francis & Associates are Agents of the Seller. The property is being sold in conjunction with Gavel Roads, LLC, Connie Francis, Broker, 316-425-7732.

Seller: R & D Family, L.P.

Quantity: 1



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