

Sale Name: November 30th, 2023 Sedgwick & Sumner Co., KS 414 +/- Acres Multi-Parcel Land Auction

LOT 3 - Tract 3



Description

TRACT 3: 121 +/- Acres - Sumner Co., KS

LEGAL DESCRIPTION: Part of the NE ¼ of 5-30-1E & Part of the NW ¼ of 5-30-1E

LOCATION: From Mulvane go west on K-53. Property is located at the southwest corner of 81 Hwy & W 119th St. S.

DESCRIPTION: 121 +/- acres to irrigation and dryland cultivation. There is a Zimmatic 7 tower irrigation system with drop nozzles and a 6 cylinder JD diesel motor with amarillo gear head. Soils are 84% Class 2 & 16% Class 3.. FSA states 122.08 acres Farmland with 116.42 acres to cultivation. Blacktop frontage and electricity is available.

WATER RIGHTS: #40199 priority date 1-30-1991, #43919 priority date 11-16-1999, Authorized Acre Feet 151.2, Well Depth 55', Static Water level 12'. Water production is suspended until January 1, 2028.

Class 2 soils include: Nalim loam
Class 3 soils include: Waurika silt loam

MINERAL RIGHTS: Seller's mineral interest will pass to the Buyer.

TAXES: 2022 Taxes: Tract 3 \$3,412.28. Taxes will be prorated to the date of closing.

POSSESSION: Possession will be upon closing. Seller reserves all 2023 crops.

TERMS: Earnest money required and shall be paid the day of the auction. Tract 1: \$30,000.00; Tract 2: \$100,000.00; Tract 3: \$20,000.00 with the balance due on or before January 10, 2024. 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.

Quantity: 1



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