Sale Name: May 29th, 2024 Barber Co., KS 2,945± Acres ABSOLUTE Land Auction

LOT 3 - Tract 3: 945± Acres

Description

TRACT 3: 945 ± Acres

Legal Description: Part of Sections 19 & 30 in Township 31, Range 10 West in Barber Co., KS (Contact agent for full legal description)

Location: Located 2 miles west of Sharon, KS on Hwy 160 and 4 miles north on Cedar Hills Road.

Description: 945 ± acres located in Kansas Deer Management Unit 16. Topography consists of rolling native grass-covered hills and draws with Sand Hill plum thickets. Adjacent to some of the most productive deer hunting properties in Barber County that consistently produces Boone and Crockett Trophy Bucks. Property is used primarily for bedding for a large number of deer. In addition, the plum thickets provide habitat for a sizable quail population. Water is provided by a pond and water well. Income from cattle grazing lease.

Taxes: 2023 $1,167.92 Taxes will be prorated to the day of closing.

Mineral Rights: Seller's mineral interest will pass to the Buyer upon closing.

Possession: Buyer will receive possession upon closing.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: $200,000; Tract 2: $75,000; Tract 3: $75,000; with the balance due on or before June

28, 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. If necessary, financing needs to be arranged and approved before the auction. Statements made on 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. **There is not a Buyer's Premium.**

Contact REALTOR Ralph Lilja with any questions at 620-243-3244.

Quantity: 1

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