

Sale Name: August 8th, 2024 Harper Co., KS 156± Acres ABSOLUTE Live & Online Land Auction

LOT 1 - Harper Co., KS 156± Acres



Description

LOCATION

From Harper, KS travel northeast on K-2 for 3 miles. Travel north on NE 30 Ave for 3 miles.

DESCRIPTION

This exceptional 156-acre property in Harper County offers several attractive features. It includes a pond, blacktop frontage, and available electricity for easy access. The land features wildlife buffers and a dry creek that lies between the open farmland, creating an excellent hunting habitat amid dense trees. Willow trees enhance the landscape's natural beauty. According to FSA, 84.52 acres are designated for dryland cultivation. This area is known for exceptional whitetail hunting.

MINERAL RIGHTS

Seller's mineral interest will pass to the Buyer.

TAXES

661.50 (2023). Security 1st Title will prorate taxes to the date of closing.

POSSESSION

Possession of the cultivation will be after 2025 summer wheat harvest. Buyer will receive 1/3rd of the crop and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance.

TERMS

\$20,000 Earnest money required and shall be paid the day of the auction with the balance due on or before September 6, 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 no Buyer's premium.

Quantity: 1



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