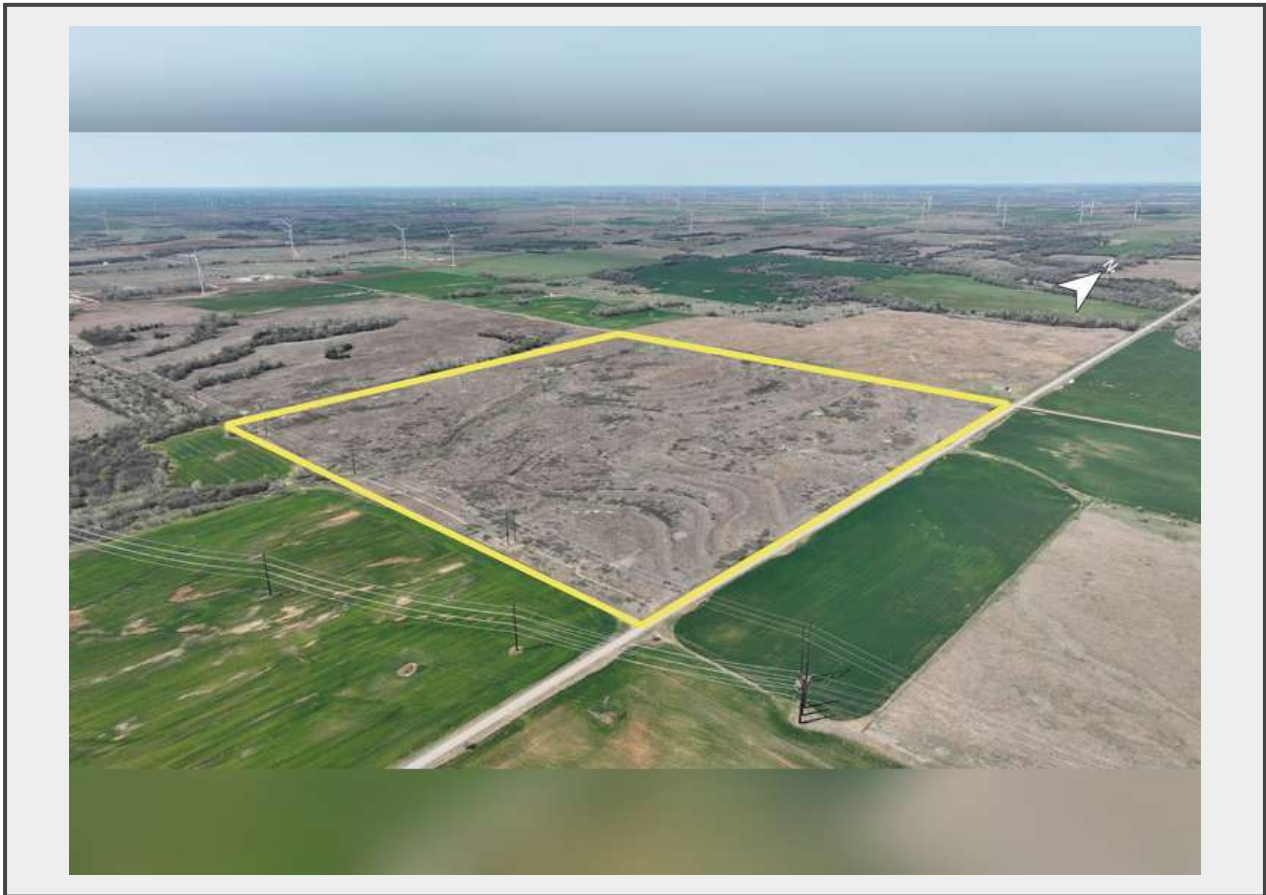


**Sale Name:** May 15th, 2025 Harper Co., KS 285± Acres 2 Tracts Land Auction

**LOT 1 - Tract 1: 154± Acres**



**Description**

**Location Tract 1:** From Harper travel northeast on K-2 for 1.5 miles, then north on NE 30 Ave for 1.5 miles. The property is on the SW corner of NE 30 Ave and NE 130 Rd.

**Description:** This 154± acre tract of grassland is situated along a county-paved road and consists entirely of grass offering good upland game hunting opportunities. A wind turbine lease providing an annual payment of \$500 is in effect through 2052, with an option for a 10-year extension. The land was previously under the CRP program and is unfenced with an old water well and windmill. Electricity is accessible from the north. Additionally, a wind turbine transmission easement runs along the south side of the property. This property is located adjacent to the new Flat Ridge IV & V wind farm office and maintenance building.

**Legal Description:** The NE ¼ of 20-31-6W, Harper County, Kansas

**Mineral Rights:** The seller's mineral interest will transfer to the buyer.

**Taxes:** Tract 1 - \$338.70 (2024)

**Possession:** Upon closing

**Terms:** \$10,000 earnest money required for each tract and shall be paid the day of the auction with the balance due on or before June 16, 2025. 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**



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