

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

**LOT 2 - Tract 2: 131± Acres**



**Description**

**Location Tract 2:** From Harper, on Highway 160, travel 2 miles south, then 3 miles west. The property is located on the SW corner of NW 70 Rd and NW 30 Ave.

**Description:** This 131± Acre tract features approximately 51.4 acres of cultivated land, with nearly 80 acres of grass and wooded areas and a creek running seasonally. The property offers excellent deer and turkey hunting opportunities. The cultivated portion is currently planted to wheat, with the owners retaining the 2025 wheat harvest. Electricity is accessible from the east. On the property there is an uninhabitable 1940s farmstead along with an old water well. Good fencing on the west side, fair on the south, and in need of repair or replacement on the east side.

**Legal Description:** The East 137 Acres of the NE ¼ of 20-32-7W, Harper County, Kansas.

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

**Taxes:** \$353.14 (2024)

**Possession:** After 2025 wheat harvest

**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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