

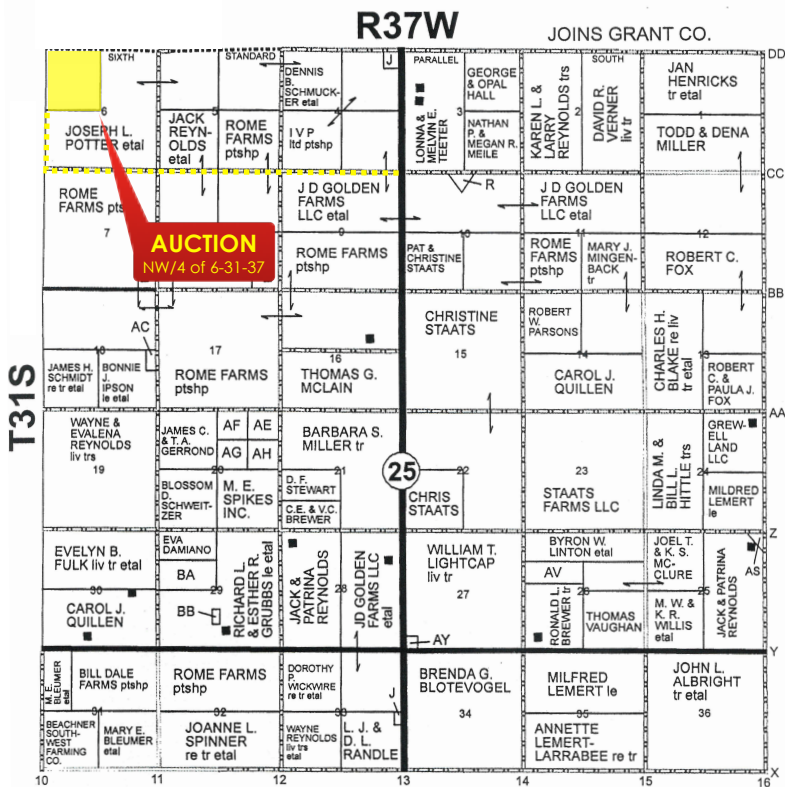
Private Auction

150 Acres +/-

Farmland in Expired CRP

Stevens County, Kansas

2.5 miles west of the HWY 25/Grant County line



Bidding will not end prior to **June 18, 2024**



Faulkner
REAL ESTATE, INC



Call Broker: **Chris Faulkner 620-575-6555**
Learn the high bid & bid by phone: 620-356-5808
 More information at: www.faulknerrealestate.com

Bidding will not end prior to **June 18, 2024**

Directions: From HWY 25 & RD CC (1 south of Grant line); go 3 west & 1/2 north to the southwest corner. (Signs posted)

Legal Description: Surface Rights in Lots Three, Four and Five (3, 4 & 5) and the Southeast Quarter of the Northwest Quarter; commonly referred to as the Northwest Quarter (NW/4) of Section 6-31-37, Stevens County, Kansas.

Acres: 150+/-

Taxes: \$71.33

Mineral Rights: None.

Tenant: None.

Possession: Upon closing.

Crops: 100% expired CRP grass. *CRP contract expired in September of 2020.*

Soils: Approximately 54% Eva loamy fine sand 0-3% slope, 40% Atchison fine sandy loam 1-3% slope, 4% Eva loamy fine sand 3-8% and similar.

Note: Call today to learn the current high bid or to place your bids by phone!



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Chris Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no agency relationship. Successful bidder will sign contract and deposit 10% earnest money with **Frazer Abstract & Title** as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday July 25, 2024. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.