

Private Auction

120 Acres +/-

Farmland & Grass/Hunting Land

Seward County, Kansas

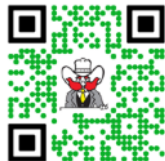
12 miles north of Liberal.



Bidding will not end prior to **July 9, 2024**



Faulkner
REAL ESTATE, INC



Call Broker: **Bobbi Jo Higgs 620-353-8218**
Learn the high bid & bid by phone: 620-356-5808
More information at: www.faulknerrealestate.com

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Directions: From the north of edge of Liberal; go about 8.5 miles north on HWY 83 until the curve, continue north on Road I 1-3/4 miles to Road 16, then 5 miles west to Road D, 2 north to Road 18, 1.5 east to a farm headquarters. From there private roads, at your discretion; north 1/2 mile and 3/4 mile east to the northwest corner of property.

Legal Description: Surface & Water Rights in the E/2 of SW/4 & SW/4 of SE/4 of 24-32-34, Seward County, Kansas.

Acres: 120+/-

Taxes: \$120.93

Irrigation Water Rights: E/2 of SW/4 is named as a place of use on water right file #22218- call or go online for details/ documents.

Mineral Rights: None included.

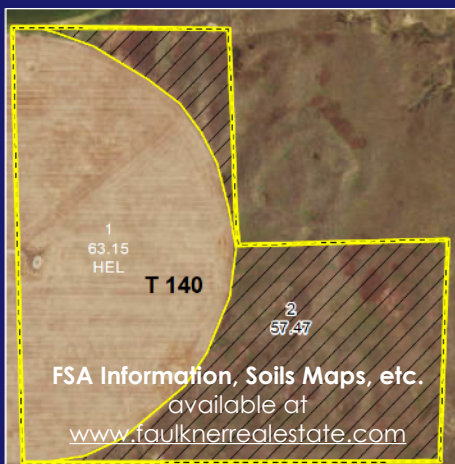
Tenant: None.

Possession: Upon closing.

Crops: Circle wheat stubble, balance native grass/sagebrush.

Soils: Approximately 99% Optima fine sand 10-25% slope and similar. (Soils aerial available on our website)

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 **American Title & Abstract Specialists** 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 August 15, 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.