

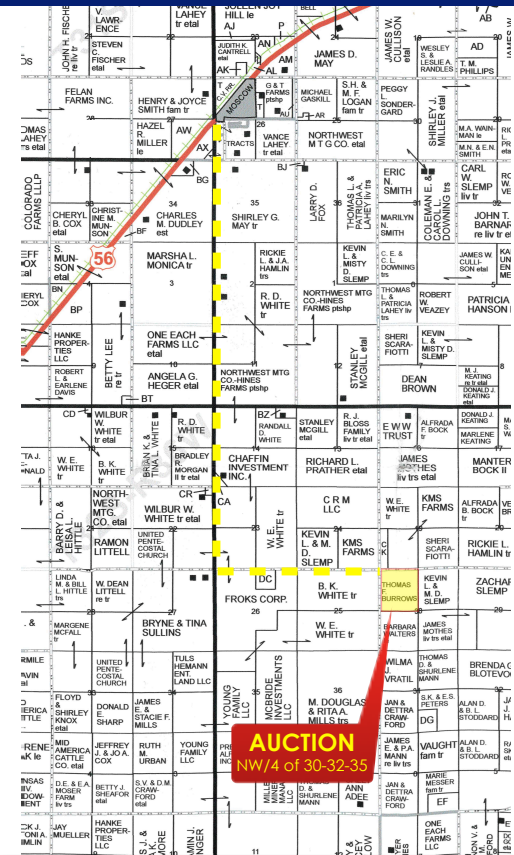
Private Auction

152 Acres +/-

Farmland in Expired CRP

Stevens County, Kansas

5.5 miles south & 2 miles East of Moscow!



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

Directions: From Moscow go 5.5 miles south on the Moscow Grade to road T, then 2 miles east to the northwest corner. (Signs posted)

Legal Description: Surface Rights in Lots One and Two (1&2) and the East-Half of the Northwest Quarter of Section 30-32-25 (commonly known as the NW/4 of Section 30-32-25); less an approximate 1.3 acre tract in the southwest corner, Stevens County, Kansas.

Acres: 152+/-

Taxes: \$96.41

Mineral Rights: None.

Tenant: None.

Possession: Upon closing.

Crops: 100% expired CRP grass. *CRP contract expired in September of 2021.*

Soils: Approximately 79% Dalhart loamy fine sand 3-5% slope, 14% Forgan loam 0-1% slope, 6% Dalhart loamy fine sand 1-3% slope 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 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.