

SIMULCAST LIVE AND ONLINE LAND AUCTION

314 +/- ACRES • RENO COUNTY, KANSAS

WEDNESDAY, JUNE 15, 2022 • 11:00 AM

LIVE LOCATION: South Hutchinson Community Center
101 W. Avenue C, South Hutchinson, KS

ONLINE BIDDING: Bidding at gavelroads.com.



LEGAL DESCRIPTION: The North Half (N ½) of Section 7, Township 25, Range 10 West, Reno Co., KS.

LOCATION: From Arlington, KS, go west on W. Arlington Rd for 15 miles. Located at the northwest corner of W. Arlington Rd & S. Raymond Rd.

DESCRIPTION: 314 +/- acres of rolling western Reno County sandhills prairie located in Kansas deer hunting Unit 15. Approximately 33 acres of CRP, 20 acres of food plots, 2 solar wells, 1 shallow windmill well, water holes, heavy tree cover, plumb thickets, and game feeders make this property ideal habitat for the population of elk, whitetail deer, turkey, quail, and waterfowl. The current owner has worked diligently mowing trails and paths to ease the ability to travel through the property. Trail cam footage showcases the large population of elk, whitetail deer, and turkey on this secluded property. Record buck deer and elk have been harvested from this wildlife mecca. The number 2 archery elk, a 6 x 6, and many other trophy elk and deer have been hunted on this property. Several whitetail bucks scoring from 170" to 190" have been recorded on this hunting paradise. Three game feeders and a double-man tree stand will be left for the new buyer.

There are no public roads or public access on the north, west, and south sides of the property. Similar terrain and habitat adjoin the property in those directions also. Airports capable of landing private jets and airplanes are at Pratt, Great Bend, Hutchinson, and Wichita. Seller will retain 2022 CRP payment with the contract expiring on September 30, 2022. It is the Buyer's responsibility to notify FSA of the ownership change.

TAXES: \$488.72 taxes will be prorated to the date of closing.

MINERALS: Seller owns 100% of the minerals and has a 3/16th mineral lease. All mineral rights will be conveyed to the Buyer. Annual income for 2021 was \$9,000.00.

POSSESSION: Possession will be upon closing.

TERMS: \$100,000.00 down as earnest money the day of auction with the balance due on or before August 1, 2022. Property is selling "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 the title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads is are agents of the Seller.

Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker (316) 425-7732.



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For more information, please visit genefrancis.com.
Online bidding at gavelroads.com.

