

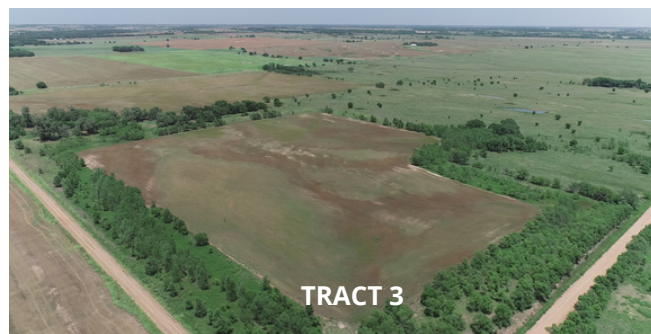
MULTI-PARCEL • SIMULCAST LIVE AND ONLINE LAND AUCTION

780 +/- ACRES • HARPER COUNTY, KANSAS

MONDAY, JULY 25, 2022 • 11:00 AM

LIVE LOCATION: Attica Memorial Building - 302 N. Main St., Attica, KS

ONLINE BIDDING: Bidding at gavelroads.com.



TRACT 1 - 310 +/- ACRES

LEGAL DESCRIPTION: N ½ NE ¼, NW ¼ of 4-33-9W & W ½ SW ¼ of 4-33-9W of Harper County, KS.

LOCATION: Go west from Attica, KS on Hwy 160 for about ½ mile, turn left on NW 60 Rd. Go 3 miles turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd.

DESCRIPTION: 310 +/- acres that features a hunting campsite and cabin located in Kansas deer hunting Unit 16. The cabin boasts 3 bedrooms, metal roof, completely remodeled kitchen and bathroom, and bunk beds that sleep 12. A well provides water to the camp. Equipment storage is available on the property with a 2 car garage with metal roof. You will find several older dilapidated barns and sheds near the campsite. The property features approximately 170 acres of cultivation, 56 acres of buffer strips, and 84 acres of pasture and trees. Excellent habitat for deer, turkey, and quail. Food plots have been prepared for use this fall. Soils are 86% Class 2 with the balance Class 1 and 3.

TAXES: \$1,951.64 taxes will be prorated to the date of closing.

MINERALS: All of the Seller's mineral interest will be passed to the buyer on the N ½ NE ¼ & NW ¼ of 4-33-9W. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party. The minerals on W ½ SW ¼ of 4-33-9W are reserved by a previous Seller.

POSSESSION: Buyer will receive 2022 cash rent in proportion to the acreage purchased. Possession of the non-leased ground will be upon closing. Buyer has the right to hunt after closing.



TRACT 2 - 310 +/- ACRES

LEGAL DESCRIPTION: NE ¼ & SE ¼ except tract of 5-33-9W of Harper County, KS.

LOCATION: Go west from Attica, KS on Hwy 160 for about ½ and turn left on NW 60 Rd. Go 3 miles and turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd. Go 1 mile west.

DESCRIPTION: 310 +/- acres with 170 acres of cultivation, 50 acres of buffer strips, 90 acres of pasture and trees. There is a creek that runs through the pasture and trees. It is fantastic habit for deer, turkey and quail. Soils are 72% Class 2 and balance is Class 1 and 5.

TAXES: \$1,674.38 taxes will be prorated to the date of closing.

MINERALS: All of the Seller's mineral interest will be passed to the buyer. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party.

POSSESSION: Buyer will receive 2022 cash rent in proportion to the acreage purchased. Possession of the non-leased ground will be upon closing. Buyer has the right to hunt after closing.

TRACT 3 - 160 +/- ACRES

LEGAL DESCRIPTION: SW ¼ of 33-32-9W of Harper County, KS.

LOCATION: Go west from Attica, KS on Hwy 160 for about ½ mile and turn left on NW 60 Rd. Go 3 miles and turn south on NW 140 Ave. Go 2 miles and turn west on NW 40 Rd. Go ½ mile west.

DESCRIPTION: 160 +/- acres with 50 acres of cultivation, 30 acres of buffer strips and 80 acres pasture and trees. Soils are 94% Class 2 and remainder is Class 4.

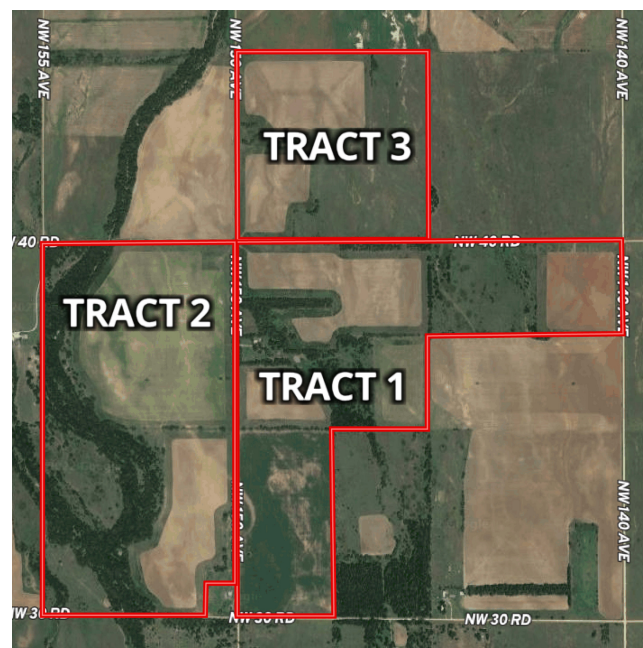
TAXES: \$802.58 taxes will be prorated to the date of closing.

MINERALS: All of the Seller's mineral interest will be passed to the buyer. 50% of the mineral interest is owned by the Seller and 50% is reserved by a third party.

POSSESSION: Buyer will receive 2022 cash rent in proportion to the acreage purchased. Buyer has the right to hunt on the property after closing.

AUCTION METHOD: Tract 1, 2, & 3 will be auctioned separately. Bidding will then be open to all buyers in the options which they choose. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

TERMS: Tract 1: \$50,000.00 Tract 2: \$50,000.00 Tract 3: \$25,000.00 down as earnest money the day of auction with the balance due on or before August 24, 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 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.

