

SIMULCAST LIVE & ONLINE ABSOLUTE

LAND AUCTION

160 +/- ACRES • RENO COUNTY, KANSAS

TUESDAY, JANUARY 3, 2023 • 6:00 PM

LIVE LOCATION: South Hutchinson Community Center
101 W. Avenue C, South Hutchinson, KS 67505

ONLINE BIDDING: Bidding at gavelroads.com.

LEGAL DESCRIPTION: SW ¼ of 35-24-8W in Reno County, KS.

LOCATION: Located 1 mile north of Arlington, KS on Sego RD (Hwy 11).

DESCRIPTION: This property has roughly 160 acres with 77.43 acres of cultivation, 16.92 acres of prairie hay meadow, and the balance native grass with heavy trees. A nice pond is located adjacent to a draw that meanders through the property north to south. There is also an abandoned farmstead that still has electric service and a water well. This is a great hunting property with an outstanding wildlife habitat.

Soil types: Shellabarger and Albion soils, 6% to 15% slopes; Mahome loamy fine sand (draw); Shellabarger sandy loam, 1% to 3% slopes; Farnum and Funmar loam, 0% to 1% slopes; Shellabarger-Nalim complex, 1% to 3% slopes; and Kanza-Ninnescah sandy loam.

FSA information: 159.18 acres of farmland, 77.43 acres of cropland, 77.4 acres of wheat base with a 34 bu. yield.

TAXES: 2022 - \$1,090.46 Taxes will be prorated to the date of closing.

MINERAL RIGHTS: All of Seller's mineral interest will pass to Buyer.

POSSESSION: Possession of farmstead, grass, and hay meadow upon closing. Possession of cropland shall be upon wheat harvest. Buyer will receive the last half of the 2022 cash rent of \$2,171.50.

TERMS: \$20,000.00 Earnest money required and shall be paid the day of the auction with the balance due on or before February 3, 2023. Property is selling in "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 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 the 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.



Broker's Comment: Here is a "diamond in the rough". The property has blacktop frontage, treelined draw, pond, food plots, heavy wood plot, rolling terrain, electricity to the farmstead, water well and is only ½ mile from the Ninnescah River.

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.

