

ABSOLUTE MULTI PARCEL LIVE & ONLINE LAND AUCTION

158+/- ACRES - SEWARD COUNTY, KS

WEDNESDAY, JULY 12th, 2023 AT 6PM

AUCTION LOCATION: SEWARD COUNTY FAIRGROUNDS AG BUILDING, 1501 W. 8TH ST., LIBERAL, KS.

Online bidding on gavelroads.com



ADDRESS: 17398 Road 0, Kismet, KS 67859

BRIEF LEGAL DESCRIPTION: SE4 LESS of 29-32-32W

DIRECTIONS: From Liberal, travel north on Hwy 83 approximately 14 miles to Rd 17/Kane Rd, travel east 3 miles to Road 0, turn north on Road 0.

DESCRIPTION:

TRACT 1: Sprawling 3 bedroom, 2 bath, 3100 sq ft brick ranch country home situated on 5 acres. This home features an unfinished full basement to make it your own, attached 2 car garage and back patio the length of the home great for storage and entertainment. The property boasts multiple outbuildings perfect for equipment and livestock.

TRACT 2: Per FSA, 152 acres of native grass. Cattle grazed until 2022. Has been CRP in the past and could become tillable. Approximately 32% in class 3 Richfield silt loam, 0 to 1 percent slopes, 29% in class 2 Ulysses silt loam, 0 to 1 percent slopes, 24% in class 3 Dalhart fine sandy loam, 0 to 1 percent slopes, and the remaining balance in class 3 Ulysses silt loam, 1 to 3 percent slopes, Dalhart fine sandy loam, 1 to 3 percent slopes and Ness clay, frequently ponded.

TAXES: 17398 Road 0: 2022 - \$2,444.28 and 00000 Road 17: 2022 - \$70.44. 2023 taxes will be prorated to closing.

SHOWINGS: Showings: Sunday, June 18th from 1pm to 5pm, Monday, June 19th from 9am to 11am and by appointment.

MINERALS: Mineral rights to remain with the seller.

POSSESSION: Possession at time of closing

AUCTION METHOD: Tract 1 & 2 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: \$10,000 per tract down as earnest money due day of auction with balance due on or before August 11, 2023. 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. Property sells in "as is" condition. Gene Francis & Associates and Gavel Roads are agents of the Seller. Property is being sold in conjunction with Gavel Roads.

Property is selling in conjunction with Gavel Roads LLC, Connie Francis, Broker - 316.425.7732.



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