

ABSOLUTE LIVE AND ONLINE • MULTI-PARCEL LAND AUCTION

639+/- ACRES • KINGMAN COUNTY, KANSAS

WEDNESDAY, SEPTEMBER 13, 2023 • 10:30 AM

LIVE LOCATION: Kingman Activity Center - 121 S. Main St, Kingman, KS

ONLINE BIDDING: www.gavelroads.com

MULTI-PARCEL • 5 TRACTS: 157+/- ACRES, 20+/- ACRES, 142+/- ACRES, 160+/- ACRES, 160+/- ACRES

639 acres in Kingman County, KS, divided into five tracts, offered through an absolute multi-parcel auction. The land, less than an hour from Wichita, showcases a blend of high-quality wildlife habitat and farm ground. The diverse landscape of the property, featuring pastureland, dense tree cover, ponds, Red Creek, and a mixture of open and wooded areas, creates an ideal environment for a variety of game species. In addition to its recreational potential, the property's farmable land, well-maintained fences, solar well, oil and gas income, access to electricity, and metal building contribute to its overall value.

TRACT 1 Legal Description: SW ¼ of 29-29-7W minus a tract 157+/- Acres

Location: From Rago, KS, travel north on Hwy 14, turn west on SE 120 St for 2 miles, turn north on S Berry Ave for 1 mile.

Description: 157+/- acres of which 132+/- acres are to pasture, heavy trees, and a 2-acre pond with 25 acres of cultivation. Located in Kansas Deer Management Unit 15, the property makes for excellent habitat for various game including deer, quail, turkey, and pheasant. Electricity is available.

TRACT 2 Legal Description: N ½ NE ¼ SE ¼ of 30-29-7W 20+/- Acres

Location: From Rago, KS, travel north on Hwy 14, turn west on SE 120 St for 2 miles, turn north on S Berry Ave for 1 ½ miles.

Description: 20+/- acre tract with a 2005 24x40 metal building. The building features concrete floors, electricity and heat, making it suitable for various purposes. Approximately 17 acres are to pasture and fences are in good condition.

TRACT 3 Legal Description: SE ¼ less tract of 30-29-7W 142+/- Acres

Location: From Rago, KS, travel north on Hwy 14, turn west on SE 120 St for 2 miles, turn north on S Berry Ave for 1 mile.

Description: 142+/- acres of which 49 acres are to cultivation and 93 acres to pasture with heavy trees and Red Creek that is currently running. Situated in Kansas Deer Management Unit 15, the property offers excellent wildlife habitat for deer, quail, turkey, and pheasant. Electricity, water well, and a solar well are available. Fences in excellent condition.

TRACT 4 Legal Description: SW ¼ of 30-29-7W 160+/- Acres

Location: From Rago, KS, travel north on Hwy 14, turn west on SE 120 St (turns into SW 120 St) for 3 miles, turn north on SW 10 Ave for 1 mile.

Description: 160+/- acres to all cultivation with predominantly Class 2 soils. Property is terraced with electricity available. Excellent fences.

TRACT 5 Legal Description: NW ¼ of 31-29-7W 160+/- Acres

Location: From Rago, KS, travel north on Hwy 14, turn west on SE 120 St (turns into SW 120 St) for 3 miles, turn north on SW 10 Ave for ½ mile.

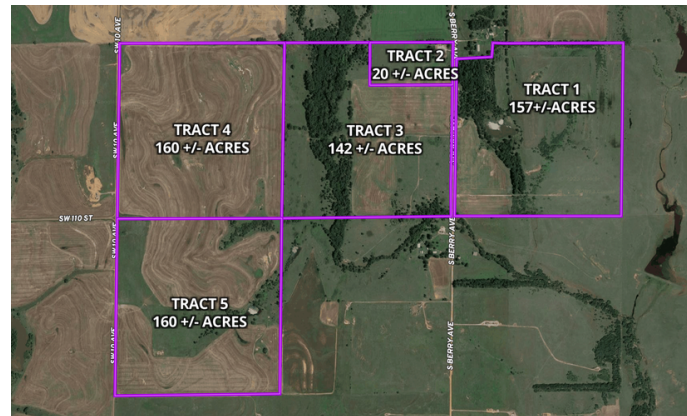
Description: 160+/- acres of which 112 acres are to cultivation and 48 acres are to pasture, trees, and pond. Electricity is available with two producing oil/gas wells. Excellent fences and an excellent set of metal livestock corrals.

Minerals: All of the Seller's mineral interest will pass to the Buyer.

Possession: Seller reserves the 2023 cash rent and soybean harvest. Buyer will receive possession after 2023 fall harvest.

Taxes: 2022 Taxes: Tract 1 \$400.00 (approximately), Tract 2 \$567.80, Tract 3 \$680.94, Tract 4 \$542.34, Tract 5 \$430.14. Taxes will be prorated to date of closing.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$30,000.00; Tract 2: \$10,000.00; Tract 3: \$30,000.00; Tract 4: \$25,000.00, Tract 5: \$25,000.00 with the balance due on or before October 13, 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.



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



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