

LAND AUCTION

Friday - April 12th - 10:00 A.M.

United Methodist Hall - 107 N 2nd St - Westmoreland, KS

157+/- Acres **Pottawatomie County Land**

Legal Description:

S22, T06, R09, ACRES 157.59, S2 N2 LESS ROW

INCREDIBLE WHITETAIL HUNTING PROPERTY!

- Year Round Water with spring fed stream and pond.
- Perfect Mix of hardwoods, cedars, and hedge so MONSTER Bucks feel safe come November.
- AWESOME elevation changes so Booners can survey does and move throughout the property without a care in the world.
- Native Grass CRP field on west half provide cover and additional bedding area or a spot for elite food plots.
- Highway Access means you can get to your favorite stand in any weather conditions.

PERFECT SPOT FOR YOUR DREAM HOME!

- Highway 99 at your front door means quick access to Manhattan, Wamego, and Topeka
- Utilities available close by along Highway 99.
- Property is 1 mile wide so you can build close to the highway or way off the beaten trail on the back half of the property.

Property Location:

From Westmoreland, travel 8 miles north on Hwy 99.

Property is located on the east side of the Hwy 99.

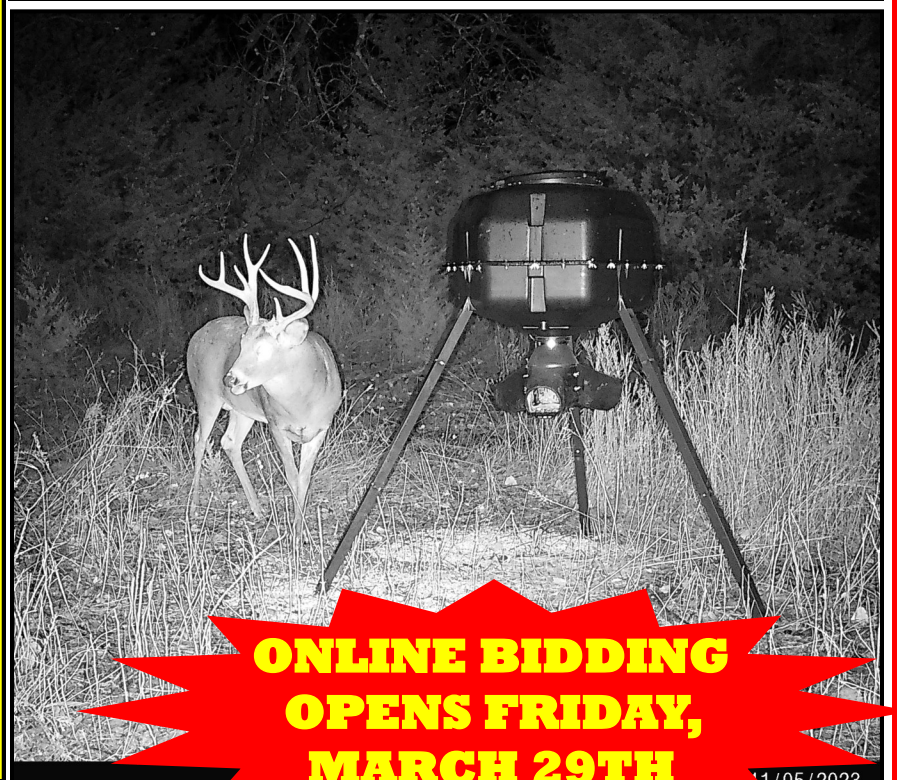
WATCH FOR SIGNS! Just 1 mile north of Blaine.

From Hwy 177/Hwy 24 at Tuttle Creak Dam, travel 22.5 miles northeast on Hwy 13 to Hwy 99, turn left/north then travel 1.5 miles north on Hwy 99.

SEE WEBSITE FOR COMPLETE DETAILS



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Terms & Possession: 10% down day of sale, balance due at closing on or before 5/30/2024. Full possession to buyer at closing. Seller to pay 2023 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Sellers mineral interest transfer with the sale. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Aerials are representations and not guaranteed to be actual property lines.



SELLER

Laura Carol Cummings



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Jeff Dankenbring - Broker

www.MidwestLandandHome.com