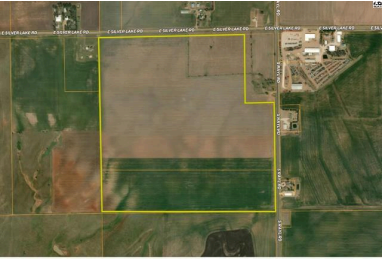


CUSTOM DETAIL



MLS # 52452
Status Active
Class LAND
Area Andale
Address 0000 S Rayl Rd
City Mount Hope
County Reno
State KS
Zip 67108

Total Acres 146.45
Asking Price \$1
Sale/Rent For Sale



GENERAL

Geo Zone	Mount Hope	Virtual Tour	Virtual Tour
Virtual Tour 2	Virtual Tour 2	Agent - Agt Nm Ph	RUSTY RIGGIN - CELL: 316-633-3535
List Ofc 1 - Ofc Nm Ph	Riggin & Company - office: 316-773-3535	List Agt 2 - Agt Nm Ph	MORRIS YODER - CELL: 620-899-6227
Agent - E-mail	rusty@rigginhomes.com	Owner Type	Trust/Estate
Seller Name 1	Mary Lou Hageman Trust	Listing Date	4/24/2025
Expiration Date	8/15/2025	Parcel ID #	295 15 0 00 00 009 00 0 01 and 295 15 0 00 00 001
Price Per Acre	\$0.01	Number of Acres Planted	126.00
Type of Crop	Wheat	Acreage Source	Survey
Mineral Rights Included	Yes	Mineral Rights Leased	No
Water Rights Included	Yes	Water Rights Leased	No
Oil & Gas Rights Included	Yes	Oil & Gas Rights Leased	Unknown
Land Type	Dryland	Elementary School	Other
Middle School	Other	High School	Other
Occupant	Tenant	Curr. Monthly Gross Rent	\$975
Flood Insurance Required	Unknown	Ag. Relationship w/Owner	Seller's Agent
Preferred Title Company	Security 1st Title	IDX Include	Y
Price Date	4/24/2025	Agent Hit Count	5
Subject to Tenants Rights	Yes	Assoc Doc	3
Client Hit Count	0	Original Price	\$1
Picture Count	30	Legal Description	See Survey
Showing Instructions	Call Morris Yoder 620-899-6227. No vehicles without permission. No vehicles on crops.	Driving Directions	6 mi west of Andale (Andale Road) on Silver Lake Road. Right across from Schmidt and Sons.

FEATURES

ADDITIONAL DOCS ON FILE	FENCING	ROAD FRONTAGE	TERMS
Aerial	Barbed Wire	County	Auction
Lease Agreement	IRRIGATION TYPE	ROAD SURFACE	Cash to Seller
Sellers Disc. Statement	None	Blacktop/Asphalt	Conventional
Survey	LISTING TYPE	SEWER	TITLE EVIDENCE
BUILDINGS/STRUCTURES	Excl. Right WITHOUT Res.	None	Title Policy
None	LOT IMPROVEMENTS	SOIL/LAND TYPE	TOPOGRAPHY
DIVIDE	None	Sandy Loam	Level
Will NOT Divide	POSSESSION	SURFACE WATER	Rolling
EQUIPMENT INCLUDED	At Closing	None	UTILITIES
No	PROPERTY IMPROVEMENTS		None
FARM/RANCH TYPE	None		WATER
Crop			None
Pasture			

FINANCIAL

Assumable (Y/N)	No	Pre-Qualified Buyer (Y/N)	Yes
General Taxes	1812.00	Special Taxes \$	\$6.00
Total Property Taxes \$	\$1,818.00	Auction (Y/N)	Yes
Type of Auction Sale	Minimum Sale	Real Estate Only	Yes
Auction Date	5/15/2025	Auction Start Time	6
Auction AM/PM	PM		

MISC. FINANCIAL

Misc. Financial Special taxes are for equus beds

REMARKS TO GENERAL PUBLIC

RemPub REALE STATE AUCTION THURSDAY, MAY 15, 2025 @ 6:00 PM. LIVE WITH ONLINE BIDDING. AUCTION LOCATION - ST JOE PARRISH HALL, 13015 E Maple Grove Rd, Mt Hope KS 67108. We are offering 146 +/- Acres of Prime tillable ground and nice pasture. Paved access on two sides. Mostly level ground with some rolling pasture. Highly productive soils. Great location near Andale and with residential and/or commercial development potential. Good ag income in a rapidly growing market area. Survey, aerial photos/video, interactive map and more info available. Property is being sold "as is, where is". It is the Buyers responsibility to inspect the property in all aspects prior to the Auction. Earnest Money in the amount of \$ 20,000.00 will be due from Auction winning bidder and is non-refundable. Statements made the day of Auction take precedence over printed material. (All info deemed reliable, but not guaranteed). 1/4 section less former homesite on NE corner of approximately 11 acres. Please see survey and map.

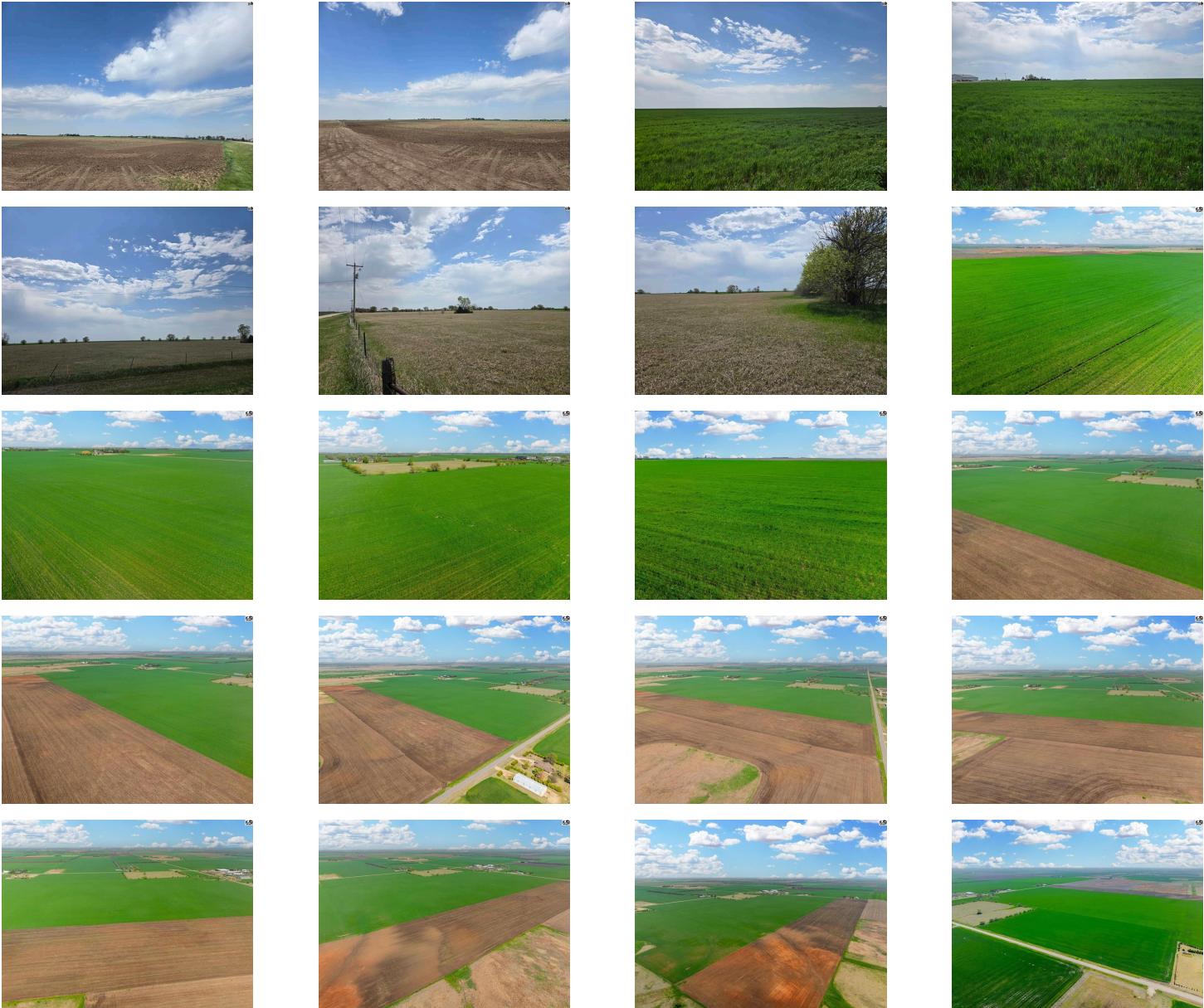
PRIVATE REMARKS

PriRemarks Selling in one tract, but currently in two tax parcels. The 1/4 section is less the NE corner, former homesite. See survey and add remaining parcels to reach 146.454 acres. Pasture and farm ground leased to two tenants who would like to continue. Tillable ground available after wheat harvest. Boundaries have changed since farm lease so tillable acres are estimated.

TERMS OF SALE

Terms of Sale 1. Property is being sold "as is, where is" and is not subject to any financing contingency or conditions. All inspections must be completed prior to the Auction. 2. Owner's Title Insurance and Closing Fee to be split 50/50 by Buyer(s)/Seller(s). 3. Earnest Money is Non-Refundable and due day of Auction with completed contract. 4. On-line Bidding Available with registration and Proof of Funds. 5. 30-Day Close

ADDITIONAL PICTURES





DISCLAIMER
This information is deemed reliable, but not guaranteed.