

134 ACRES RICE COUNTY LAND

AUCTION

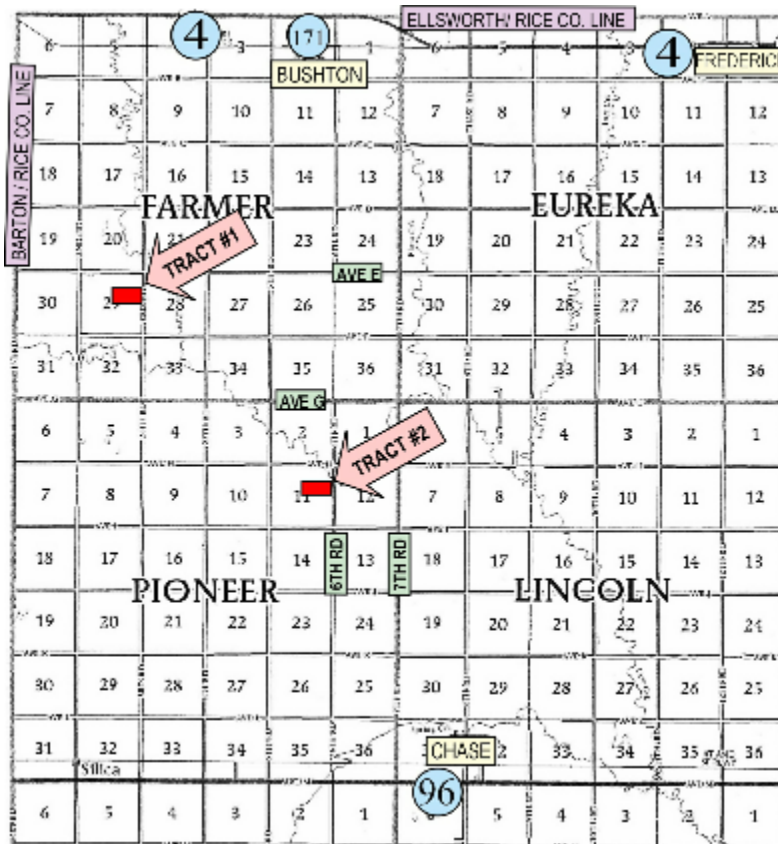


TUESDAY, AUGUST 13, 2019

COMMENCING AT 11:30 A.M.

SELLERS: BRUEGGER AND BRISTER

**LOCATION: LYONS STATE BANK COMMUNITY ROOM, 104 EAST AVE.
NORTH, LYONS, KS 67554**



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TRACT #1. S/2 NE/4 29-18-10, Rice Co., KS – 80 Acres, More or Less, Consisting of 53 Acres Dry Cropland and 27 Acres Pasture. 2018 Taxes Were \$349.40.

TRACT #2. South 54 Acres of NE/4 11-19-10, Rice Co., KS – Consisting of 54 Acres Dry Cropland. 2018 Taxes Were \$592.46.

TERMS & CONDITIONS

TERMS: \$10,000 Down on Each Tract on Day of Sale. Balance Due in 30 Days or Sooner With Title Approval. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

POSSESSION: At Closing, Subject to Current Tenant's Rights. Both Tracts Have Cash Lease Contracts Signed by the Tenant and Majority Land Owner Through May 2023. Tract #1 Annual Payment \$2585/Year; Tract #2 Annual Payment \$2160/Year.

CROPS: Currently Cash Rented, No Crops to Buyers.

MINERALS: Sellers Mineral Interest Sells with Land and is Believed to be 100%.

TAXES: Prorated to Closing Date Based on 2018 Taxes.

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Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. Will Be Acting as Seller's Agent.