

330 ACRES RICE COUNTY LAND

AUCTION

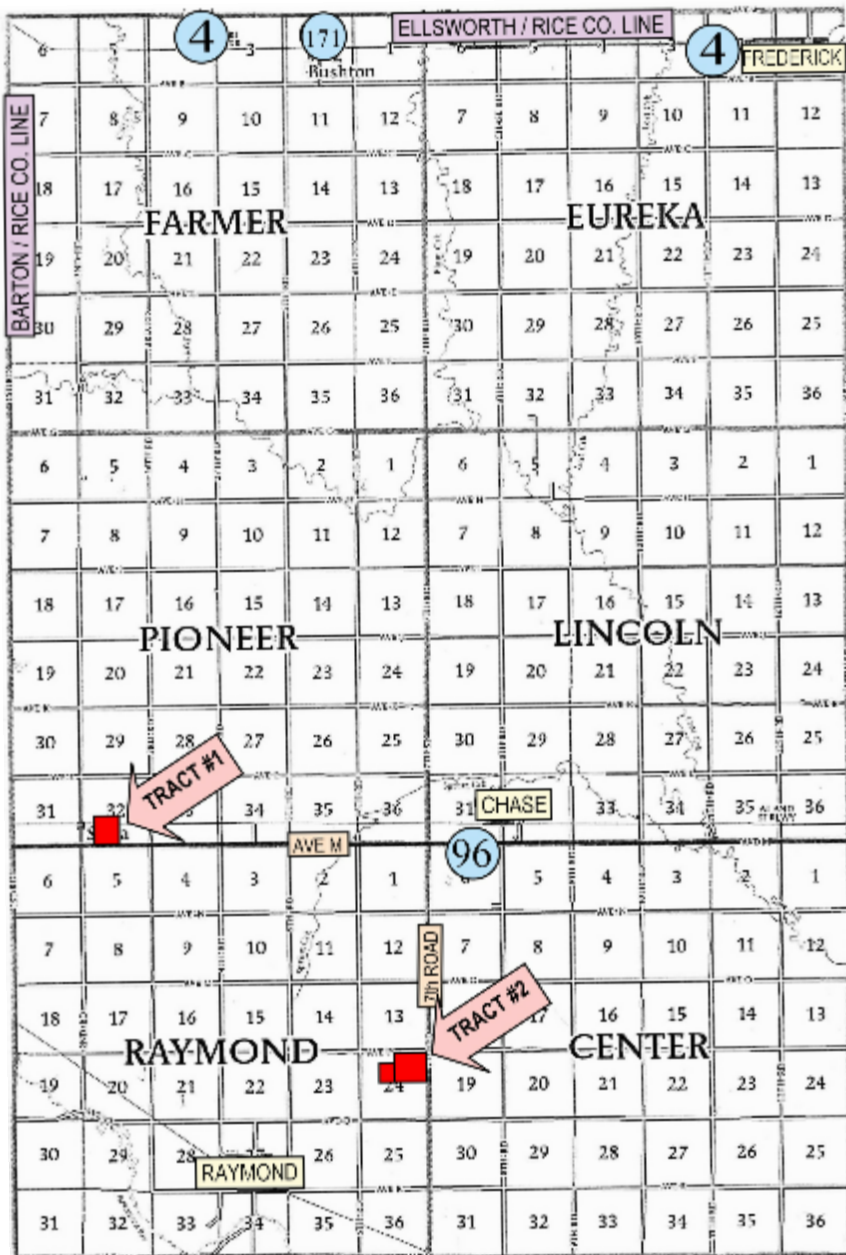


TUESDAY, AUGUST 13, 2019

COMMENCING AT 11:00 A.M.

SELLER: THELMA RINGWALD ESTATE

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



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TRACT #1. 120 Acres in SW/4 32-19-10, Rice Co., KS – 106 Acres Dry Cropland, Approx. 60 Acres Planted to Wheat, 30 Acres to be Planted to Milo, Balance Grass & Trees. Buyer to Receive 1/3 of Milo Crop and Pay 1/3 of Related Expenses. None of 2019 Wheat Crop to Buyer. Producing Oil Well with .125 Royalty Interest Sells with the Land. 2018 Total Production was 3402 Bbls. 2018 Taxes (Including Mineral Tax) Were \$3,198.64.

TRACT #2. 210 Acres in N/2 24-20-10, Rice Co., KS – 191.43 Acres Dry Cropland, Balance Grass & Trees. All Planted to Wheat, None of the 2019 Wheat Crop to Buyer. Small Producing Gas Well on This Tract with .125 Royalty Interest. 2018 Production was 3828 Mcf. 2018 Taxes (Including Mineral Tax) Were \$2,349.00.

TERMS & CONDITIONS

TERMS: \$15,000 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.

CROPS: None of 2019 Wheat Crop to Buyer.

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

TAXES: Sellers to Pay 2019 Real Estate Taxes

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AUCTION & REAL ESTATE, INC.

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Rita Kurtz, Broker

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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.