

# 160 ACRES NESS COUNTY LAND

160 ACRES

# AUCTION



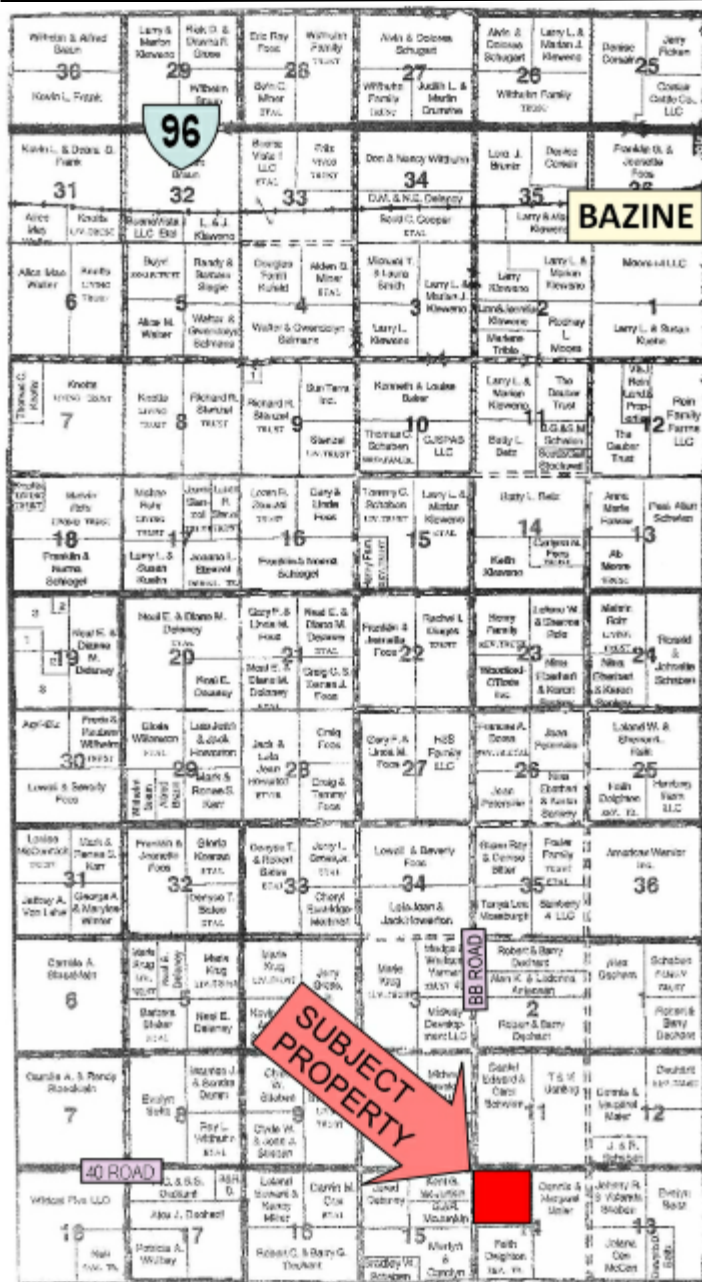
PASTURE & CROPLAND

## WEDNESDAY, FEBRUARY 26, 2020

**COMMENCING AT 11:00 A.M.**

**SELLER: ROBERT WAGNER**

**LOCATION: NESS COUNTY COURTHOUSE, 202 WEST SYCAMORE, NESS CITY, KS 67560**



AERIAL PHOTO

### 160 ACRES NESS COUNTY LAND

**DESCRIPTION:** NW/4 14-20-22, NESS COUNTY, KS—160 Acres, Consisting of 80 Acres Dry Cropland and 77 Acres of Fenced Pasture.

### TERMS AND CONDITIONS

**TERMS:** 10% Down on Day of Sale. Balance Due in 30 Days or Sooner with Title Approval. Title Insurance Will be Used, Cost Will be 100% to Buyer.

**POSSESSION:** At Closing, Subject to Tenant's Right to Harvest 2020 Wheat Crop.

**TAXES:** 2019 and All Prior Years Taxes to be Paid by the Seller. 2020 Taxes are the Buyer's Responsibility. 2019 Taxes Were \$739.24.

**MINERALS:** Seller's Mineral Interest Conveyed with the Land and Believed to be 100%.

**CROPS:** Buyer to Receive 1/3 of Approx. 39 Acres of Wheat, Buyer to Reimburse Tenants for Burndown Spray (\$360.00) and Assume MPCl.

**PASTURE:** Electric Fence is Owned by Current Tenant.

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**CARR** 

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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.