

320 ACRES PAWNEE COUNTY LAND

AUCTION

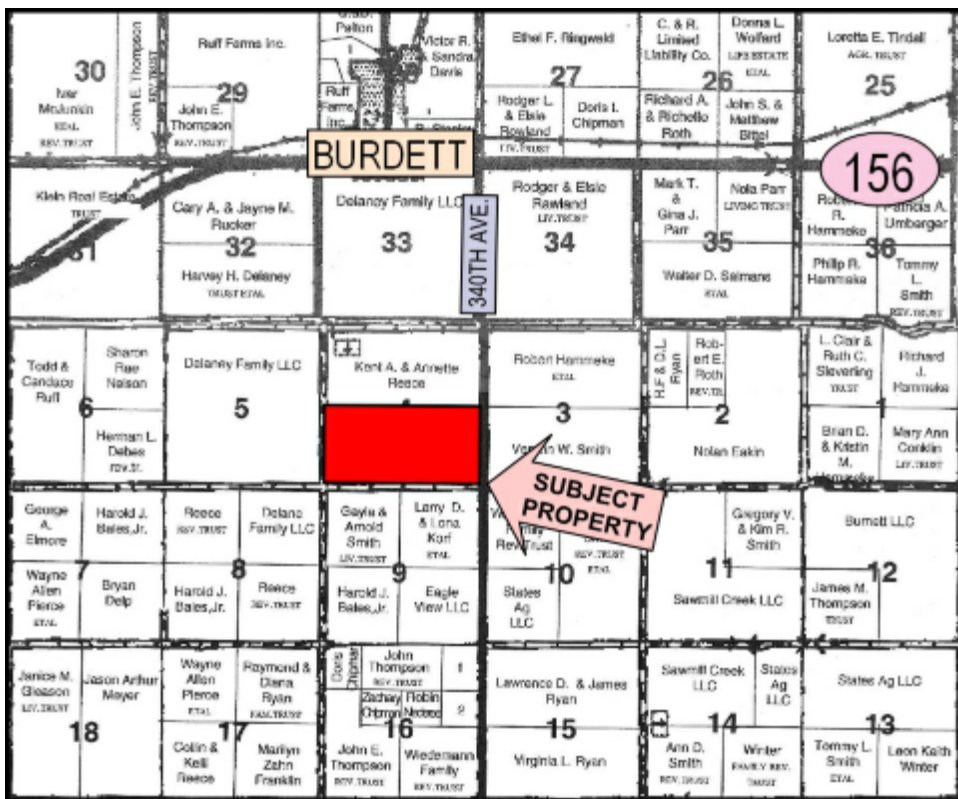


MONDAY, MARCH 30, 2020

COMMENCING AT 11:00 A.M.

SELLERS: DITUS FAMILY

**LOCATION: CARR AUCTION GALLERY, 909 AUCTION AVE.,
WEST HWY. 156, LARNED, KS 67550**



**320 ACRES PAWNEE COUNTY
LAND**

LEGAL DESCRIPTION: S/2 4-22-20, Pawnee Co., KS (Surface Rights Only). 320 Acres, More or Less, Dry Terraced Cropland. Approx. 145 Acres on West Side Planted to Wheat. Salt Water Disposal Site Sells with the Land.

TERMS & CONDITIONS

TERMS: \$20,000 Down 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: Day of Sale on Open Land with Mutual Execution of Contract and Receipt of Down Payment. Possession on Land Planted to Wheat After 2020 Wheat Harvest or August 1, 2020, Whichever Comes First.

FSA INFORMATION: 203.3 Acre Wheat Base.

CROPS: No Growing Crops to the Buyer.

MINERALS: Selling Surface Rights Only.

TAXES: Sellers to Pay 2019 Taxes and All Prior Years. 2020 Taxes to be Prorated to Closing Date. 2019 Taxes Were \$3,510.24.

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.



AERIAL PHOTO

CARR 
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**Check our web
page
carrauction.com**