

594 ACRES RUSSELL & OSBORNE COUNTY LAND

EXCELLENT HUNTING OPPORTUNITIES

AUCTION



594 ACRES



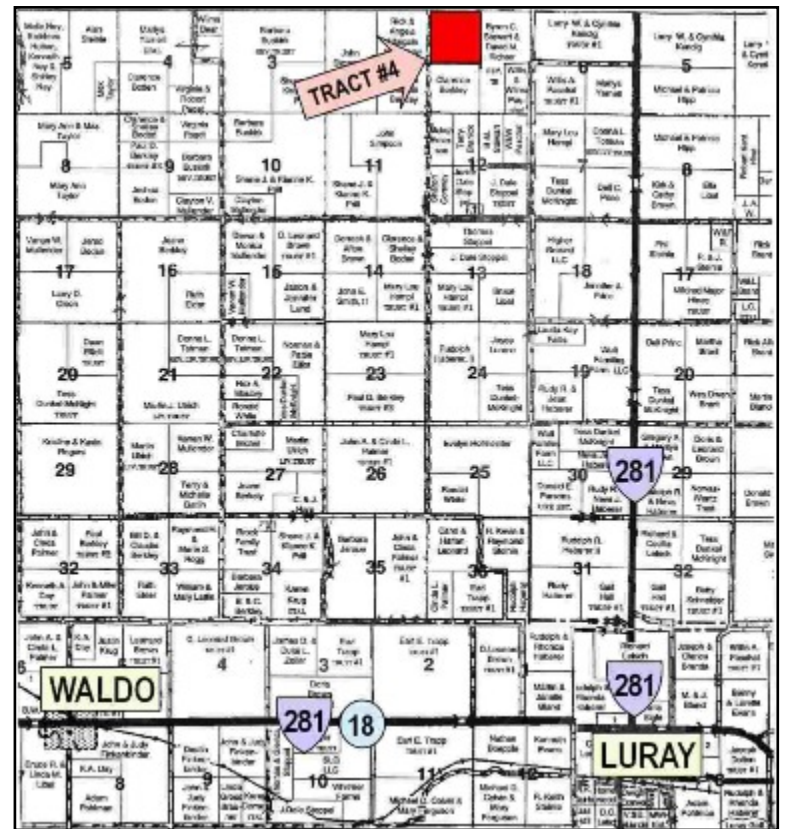
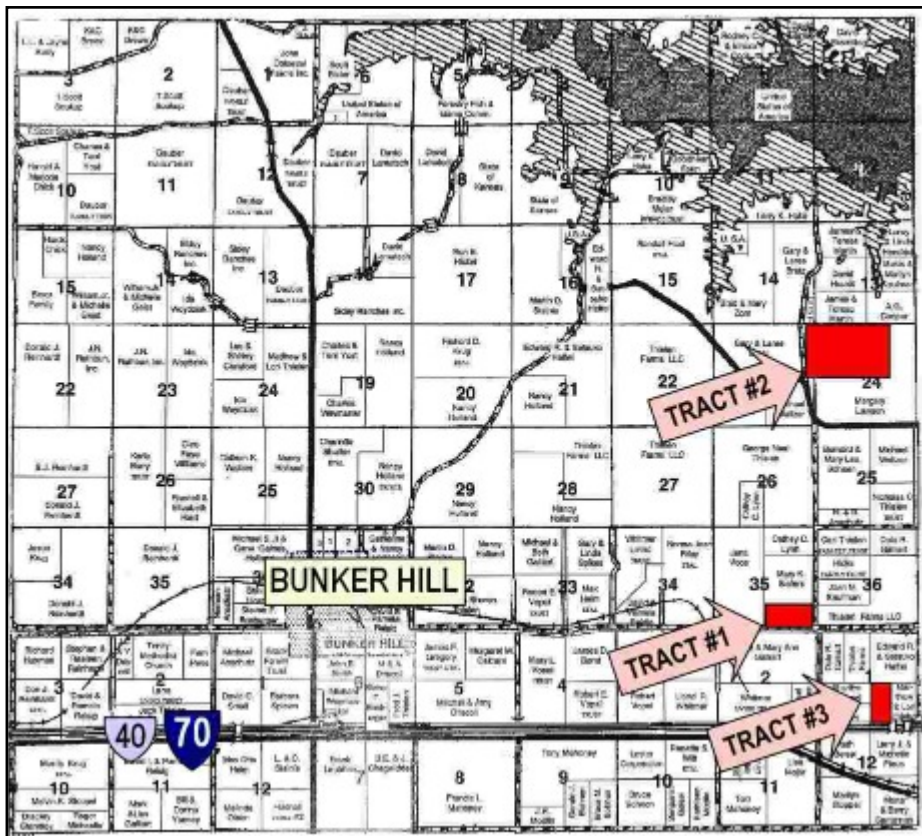
THURSDAY, DECEMBER 10, 2020

COMMENCING AT 11:00 A.M.

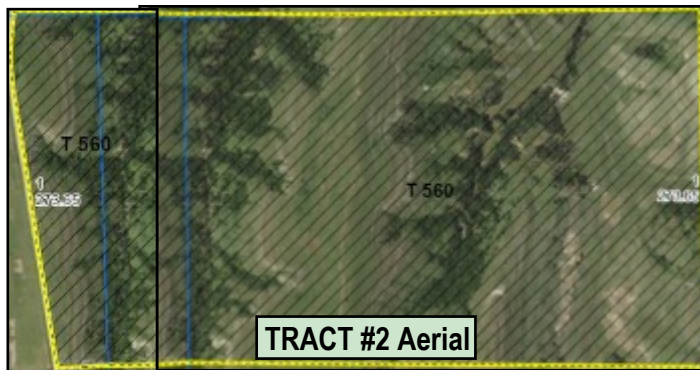
SELLERS: STOPPEL & MEIER TRUSTS



LOCATION: FOSSIL CREEK HOTEL & SUITES, DOLE-SPECTER CONFERENCE CENTER, 1430 S. FOSSIL, RUSSELL, KS 67665



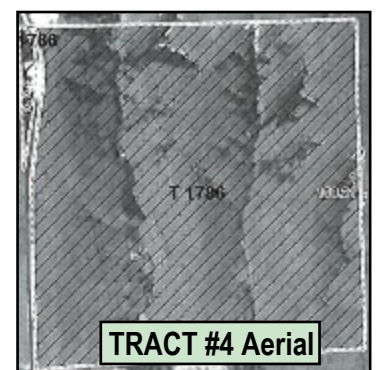
TRACT #1 Aerial



TRACT #2 Aerial



TRACT #3 Aerial



TRACT #4 Aerial

434 ACRES RUSSELL COUNTY LAND

TRACT #1. S/2 SE/4 35-13-12, Russell Co., KS—80 Acres, More or Less, 76.04 Acres in CRP Through 9-30-2030 @ \$35.08/Acre. Annual Payment of \$2,667.00. Buyer to Receive 100% of Future Payments and Must Stay in Compliance with FSA. All Future Cell Tower Payments are Reserved by Seller. 2019 Taxes Were \$841.90.

TRACT #2. THAT PART OF NE/4 LYING EAST OF PUBLIC ROAD IN 23-13-12 & NW/4 & W/2 NE/4 24-13-12, Russell Co., KS—274 Acres, More or Less, Fenced Pasture. NRCS Developed Spring w/Concrete Stock Tank & Overflow Dugout. Also Post Rock Rural Water on West Side. 2019 Taxes Were \$621.44.

TRACT #3. W/2 SE/4 1-14-12, Russell Co., KS—80 Acres, More or Less, with 51.5 Acres in CRP Through 9-30-2030 @ \$36.70/Acre. Total Annual Payment of \$1,890.00. 100% of Future Payment to Buyer, Buyer Must Stay in Compliance with FSA. Balance of Land is Unfenced Grass with Abundant Trees. 2019 Taxes Were \$674.46.

160 ACRES OSBORNE COUNTY LAND

TRACT #4. NW/4 1-10-13, Osborne Co., KS—160 Acres, More or Less, Fenced Grass. (2) Dug Out Ponds. 2019 Taxes Were \$283.48.

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.

MINERALS: Sellers Mineral Interest Sells with Land.

TAXES: 2020 Taxes and All Prior Years to be Paid by the Sellers. 2021 Taxes to be the Buyer's Responsibility.

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.

CARR

AUCTION & REAL ESTATE, INC.

909 AUCTION AVE. • P.O. BOX 300 • LARNED, KS 67550

Jim Froetschner • Chris Froetschner, Auctioneers

Rita Kurtz, Broker

620.285.3148 www.carrauction.com