80 ACRES PAWNEE COUNTY LAND

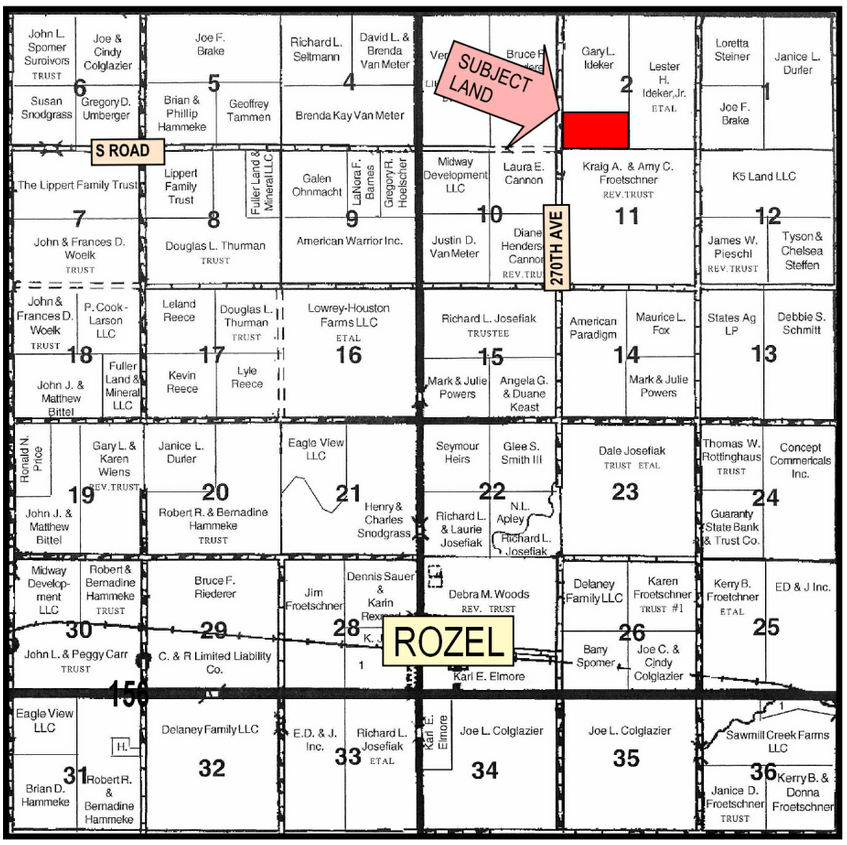
AUCTION

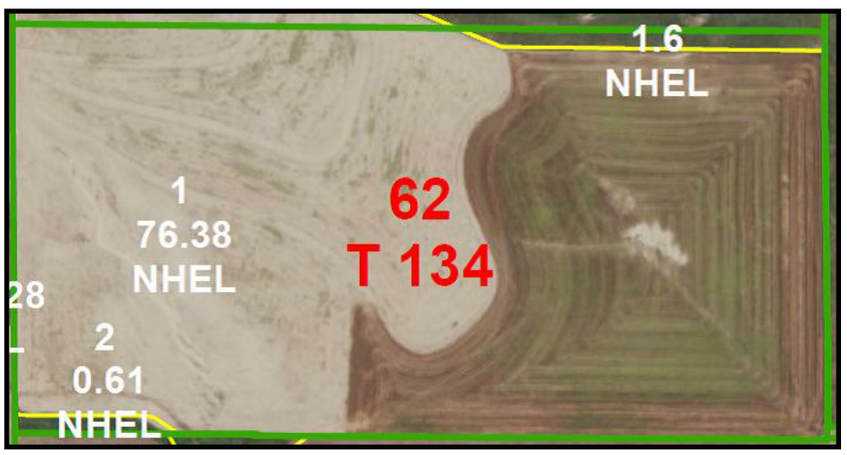
TUESDAY, APRIL 27, 2021

COMMENCING AT 11:00 A.M.

SELLERS: BLATTNER BROTHERS (STANLEY, STEVEN, STUART)

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





80 ACRES PAWNEE COUNTY LAND

LEGAL DESCRIPTION: S/2 SW/4 2-21-19, Pawnee Co., KS – Consisting of 80 Acres, More or Less, All Dry Cropland Except 2 Acres, More or Less, in Pasture/Grass Waterway. Approximately 40 Acres Currently Planted to Wheat. Balance of Tract is Idle and Has Been Prepped for Next Crop. Fairly Level Tract with Productive Crop History. 38 Acre Wheat Base w/53-Bu. Yield. Located 3 Miles North and 1 Mile East of Rozel, KS.

TERMS & CONDITIONS

TERMS: $10,000 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: After 2021 Wheat Harvest or August 1, 2021, (Whichever is Sooner), on Acres Planted to Wheat. Day of Sale on the Idle Acres with Earnest Money & Execution of Contract.

CROPS: Seller Will Retain 2021 Wheat Crop.

MINERALS: Sellers Mineral Interest is Intact and Sells with Land.

TAXES: 2021 Taxes and All Prior Years to be Paid by the Seller. 2020 Taxes Were $738.08.

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

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