

# 232 AC. PAWNEE & EDWARDS CO. LAND

# AUCTION

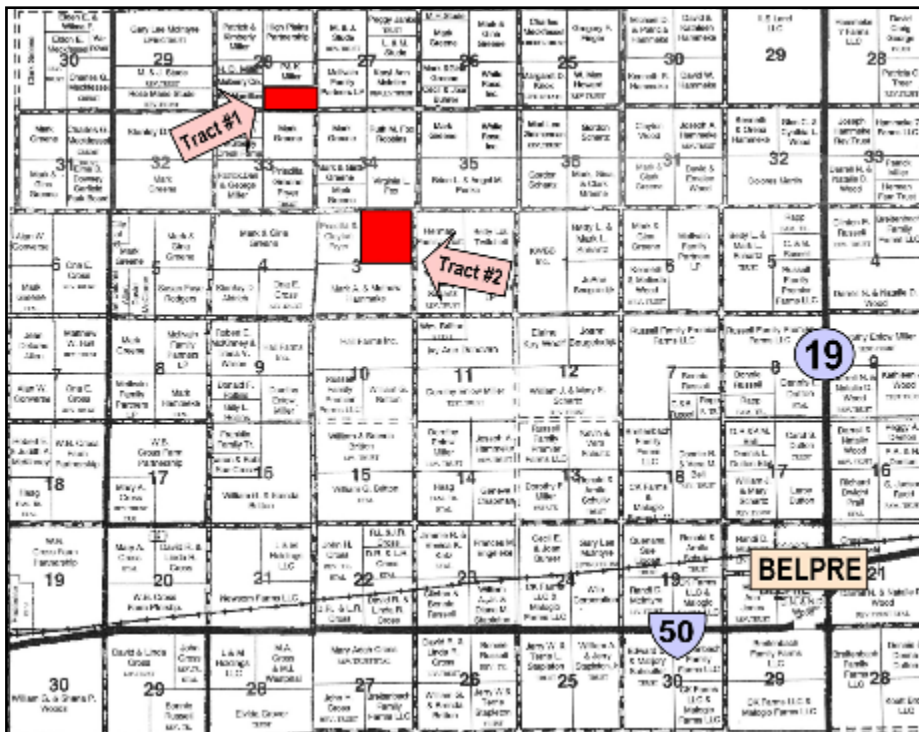


## MONDAY, AUGUST 2, 2021

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

**SELLERS: SHOTTENKIRK TRUST**

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



**72 ACRES PAWNEE COUNTY LAND**

**TRACT #1:** S/2 SE/4 28-23-17 (Less Farmstead) Pawnee County, KS. Consisting of 72 Acres, More or Less, All Dry Cropland. 50.95 Ac. Wheat Base, 13.85 Ac. Grain Sorghum Base. Buyer to Receive \$1,057 Bonus Credit at Closing (Does Not Apply to Current Tenant). 2020 Taxes Were \$701.66.

**160 ACRES EDWARDS COUNTY LAND**

**TRACT #2.** NE/4 3-24-17, Edwards County, KS. Consisting of 160 Acres, More or Less, All Dry Cropland. 108.4 Ac. Wheat Base, 19.2 Ac. Grain Sorghum Base. Approx. 80x56 Old Frame Shed. Buyer to Receive \$2,082 Bonus Credit at Closing (Does Not Apply to Current Tenant). 2020 Taxes Were \$1,168.62.

### 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:** On Land Planted to Wheat in Fall of 2021, After 2022 Harvest or August 1, 2022, Whichever Comes First. Possession on Any Open Land on December 31, 2021 will be December 31, 2021.

**CROPS:** No Crops to Buyers. Land is Cash Rented.

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

**TAXES:** Sellers to Pay 2021 Taxes Based on 2020 Taxation Rate and All Prior Taxes (Does Not Apply to Current Tenant). 2022 Taxes to be Paid by Buyer.

Check our web page  
[www.carrauction.com](http://www.carrauction.com)

**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.