

320 ACRES PAWNEE COUNTY LAND

AUCTION

**ONLINE
BIDDING
AVAILABLE!**

MONDAY, AUGUST 15, 2022

COMMENCING @ 11:00 A.M.

SELLERS: RONALD, KENNETH & DALE SUITER

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



Check out our Web Page
carrauction.com

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TRACT #1. Surface Rights Only—SE/4 3-23-15, Pawnee Co., KS—160 Acres, More or Less, Dry Cropland. FSA Bases (Combined with NE/4) Total: 157 Ac. Wheat Base, 79.5 Ac. Grain Sorghum Base. 2021 Taxes Were Combined with Other Tracts.

TRACT #2. Surface Rights Only—NE/4 26-23-15, Pawnee Co., KS—160 Acres, More or Less, Dry Cropland. FSA Bases: 90.7 Ac. Wheat Base; 12.2 Ac. Corn Base & 13.3 Ac. Grain Sorghum Base. 2021 Taxes Were \$1,070.88.

TERMS & CONDITIONS

TERMS: \$5,000 Down on Day of Auction. 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, Subject to Tenant's Rights.

CROPS: No Crop Share to Buyer (Cash Rent).

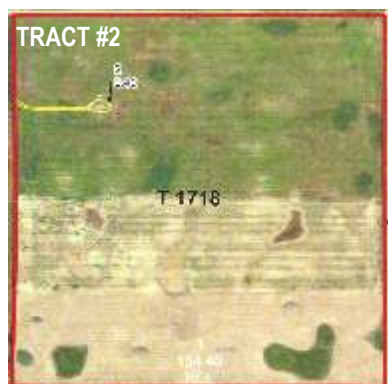
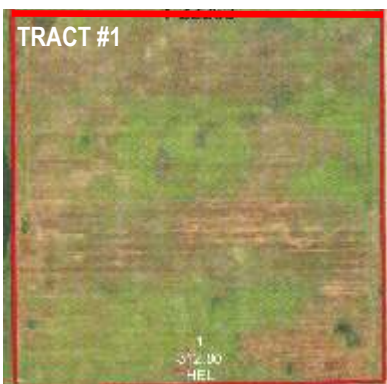
CASH RENT: No 2022 Cash Rent to Buyer.

MINERALS: Selling Surface Rights Only.

TAXES: Seller to Pay 2022 Taxes Based on 2021 Taxes.

BUYER'S PREMIUM: A 1% Buyer's Premium Will Be Applied to Contract Purchase Price Based on Final Hammer Price (Sold Price). This Applies to Both Online and Onsite Buyers.

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.



6/30/22

CARR 

AUCTION & REAL ESTATE, INC.

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Jim Froetschner • Chris Froetschner, Auctioneers
Rita Kurtz, Broker

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