

# 640 ACRES PAWNEE COUNTY LAND

# AUCTION



**ONLINE  
BIDDING  
AVAILABLE!**

## TUESDAY, JULY 26, 2022

**COMMENCING AT 11:00 AM** **SELLERS: FLI-TEK CONSULTING, INC.**

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

### 640 ACRES PAWNEE COUNTY LAND

**ALL OF SECTION 5-20-19, Pawnee County, KS**—Consisting of 640 Acres, More or Less, with 532 Acres Dry Cropland and 75 Acres Pasture. Balance is Waterways, Roadways & Easements. 263 Acres Currently in Wheat to be Harvested Prior to Closing. Open Acres in Summer Fallow. 294 Acre Wheat Base; 107 Acre Milo Base. Electric Submersible Well in Place in Pasture.

### TERMS & CONDITIONS

**TERMS:** \$20,000 Down on Day of Auction. Balance Due in 30 Days or Sooner at Closing. Title Work Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

**POSSESSION:** Day of Sale on Summer Fallow & Wheat Stubble Upon Mutual Execution of Purchase Contract and Receipt of Earnest Money. November 1, 2022 on Pasture.

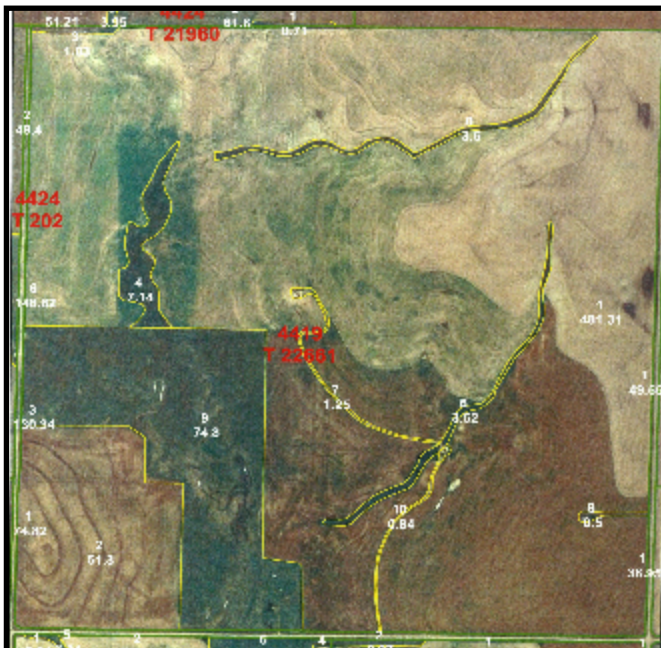
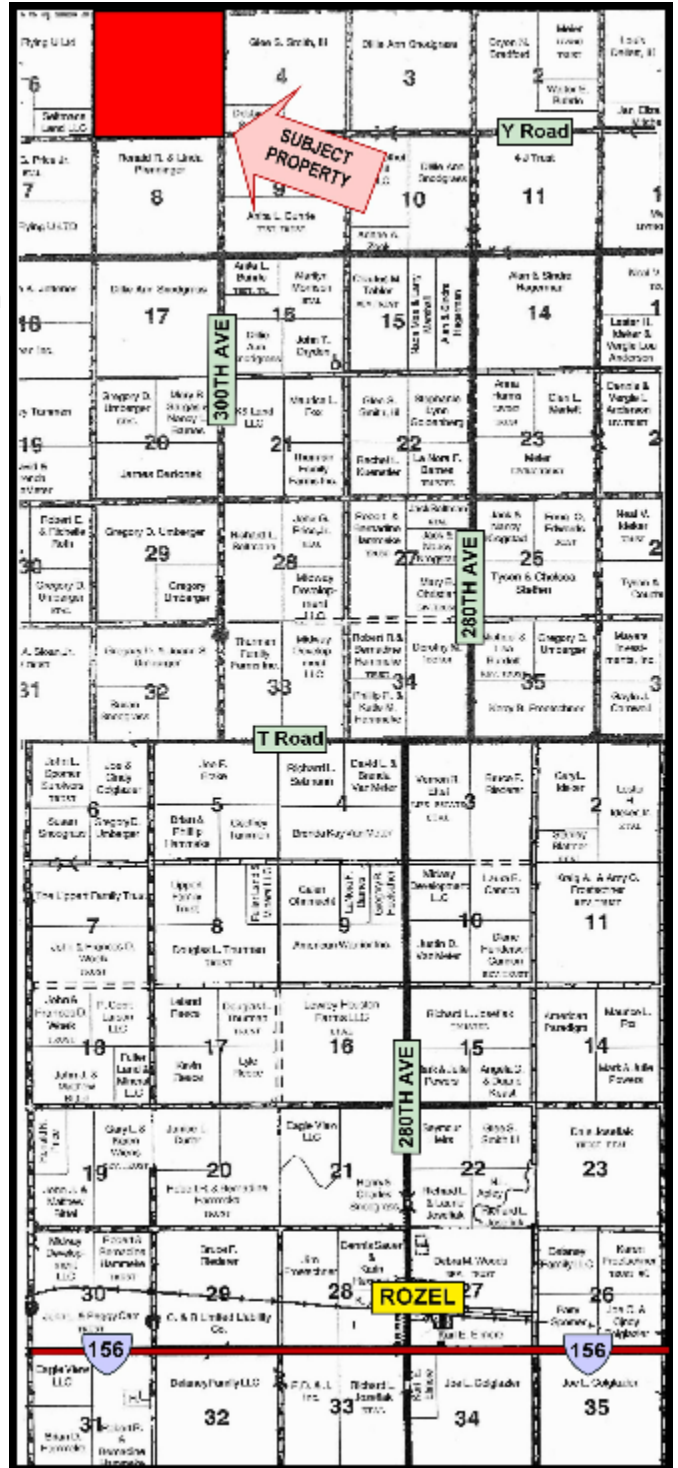
**MINERALS:** Seller's Mineral Interest Sells with the Land.

**CROPS:** No Crops Will be Included in the Sale.

**TAXES:** Seller to Pay 2022 Taxes and All Prior Years. 2021 Taxes Were \$5,407.00

**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 On-site 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.





# 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](http://www.carrauction.com)