

# 320 ACRES EDWARDS CO. LAND

**ONLINE  
BIDDING  
AVAILABLE!**

# AUCTION

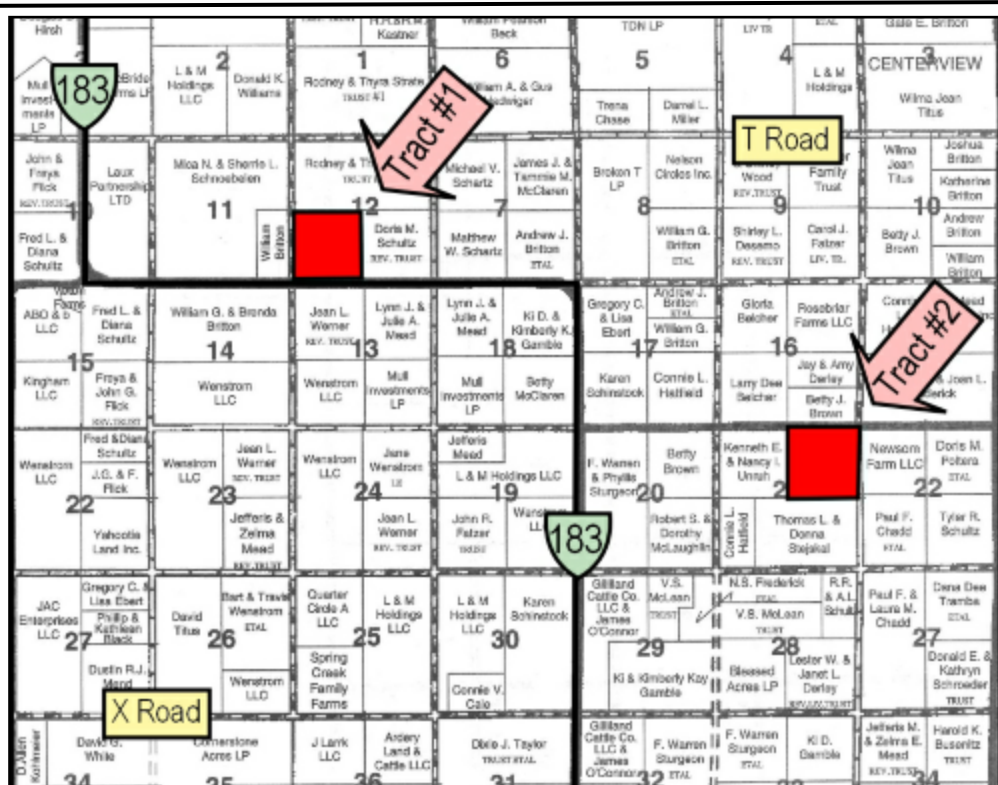


**MONDAY, NOVEMBER 28, 2022**

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

**SELLERS: JOAN WATERMAN UNI-TRUST**

**LOCATION: Edwards County Courthouse, 312 Massachusetts Ave, Kinsley, KS 67547**



**Edwards County Land**

**TRACT #1. SURFACE RIGHTS IN & TO SW/4 12-26-19, EDWARDS COUNTY, KS – 160 Acres, More or Less, Dry Cropland, 81 Acre Wheat Base, 26 Acres Corn Base, 13.5 Acres Grain Sorghum Base. 2021 Taxes were \$1,328.48**

**TRACT #2. SURFACE RIGHTS IN & TO NE/4 21-26-18, EDWARDS COUNTY, KS – 160 Acres, More or Less, Dry Cropland. 52 Acres Wheat Base, 33 Acres Corn Base, 45 Acres Grain Sorghum Base. 2021 Taxes were \$716.46**

### TERMS & CONDITIONS

**TERMS:** \$25,000 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.

**CROPS:** No 2022 Crops to Buyer, Buyer will Reimburse Current Tenant for Wheat Stubble Burn Down.

**MINERALS:** Selling Surface Rights Only.

**TAXES:** Seller to Pay 2022 and all Prior Year's Taxes.

**POSSESSION:** At Closing. Approximately, 50% Milo and 50% Wheat Stubble on each Tract.

**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.

**CARR**   
**AUCTION & REAL ESTATE, INC.**  
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