

RICE COUNTY LAND

**ONLINE
BIDDING
AVAILABLE!**

AUCTION



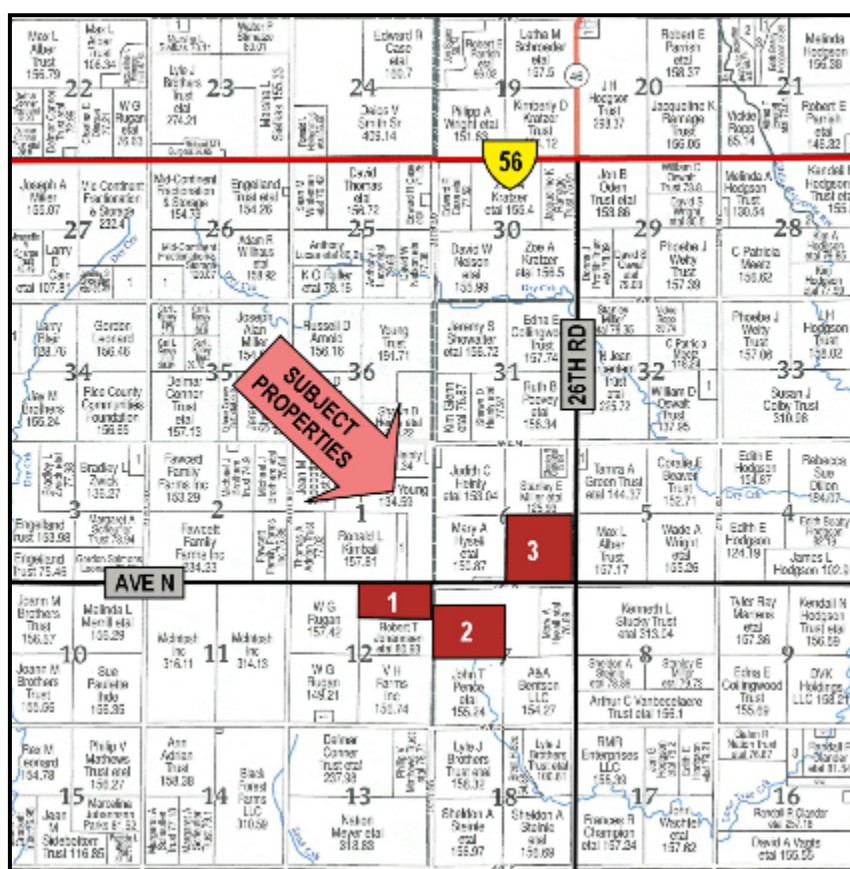
**GREAT HUNTING
OPPORTUNITIES!**

TUESDAY, MARCH 14, 2023

COMMENCING AT 11:00 A.M.

SELLER: MARY LOU BUSH ESTATE

**LOCATION: PEOPLES BANK & TRUST COMMUNITY ROOM
101 E. MAIN, LYONS, KS 67554**



RICE COUNTY LAND

TRACT #1 – N/2 NE/4 12-20-7 RICE CO, KS – 80 Acres, More or Less, Fenced Grass with Electric Water Well and Small Area with Trees. 2022 Taxes: \$238.74

TRACT #2 – NW/4 7-20-6 RICE CO, KS – Less 36 Acre Farmstead on North side. 125 Acres, More or Less, Dry Cropland and Large Tree Belt Along South Border. 113 Acres Planted to Wheat and Fertilized (details upon request) 100% of 2023 Wheat to Buyer with No Input Costs to Buyer. 2022 Taxes Combined w/other Tracts.

TRACT #3 – SE/4 6-20-6 RICE CO., KS – 160 Acres, More or Less, All Dry Cropland and Waterways. Approximately, 137 Acres Cropland Balance Waterways and Roadway Easements. Currently Open Land. This Tract was 2022 Rice County Conservation Award Winner. 2022 Taxes: \$2,250.20

TERMS & CONDITIONS

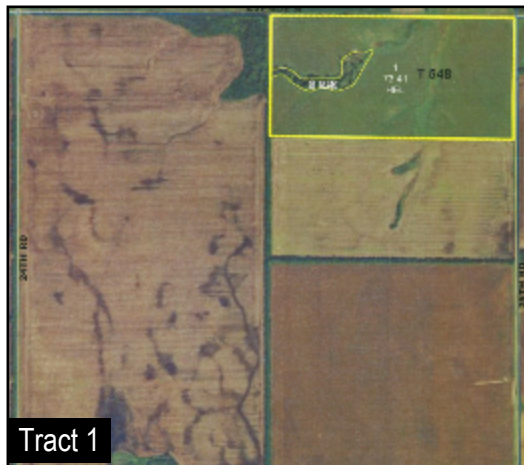
TERMS: \$20,000 Down on Each Tract on Day of Auction. Balance Due at Closing. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

POSSESSION: Day of Sale with Receipt of Down Payment and Mutual Execution of Contracts

MINERALS: Seller's Mineral Interest Sells with the Land and is Believed to be 100%.

TAXES: Seller Will Pay 2022 Taxes and All Prior Years.

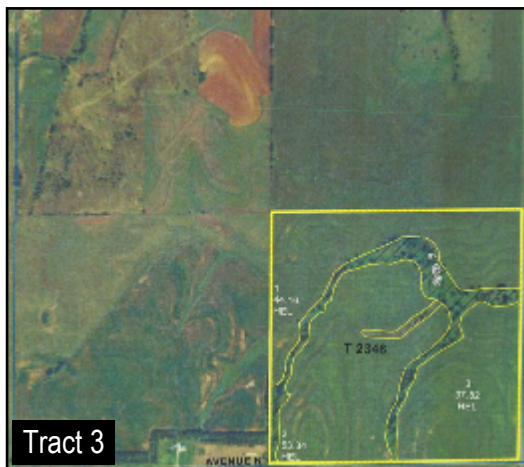
BUYER'S PREMIUM: A 1% Buyer's Premium Will Be Applied to Contract Purchase Price Based on Final Hammer Price (Sold Price). This Applies to Both Online and Onsite Buyers.



Tract 1



Tract 2



Tract 3

CARR



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