

160 ACRES EDWARDS COUNTY LAND

ONLINE BIDDING AVAILABLE!

AUCTION

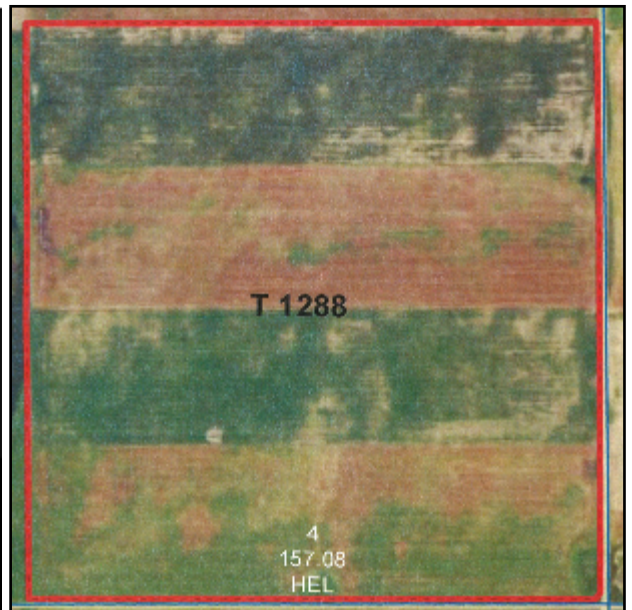
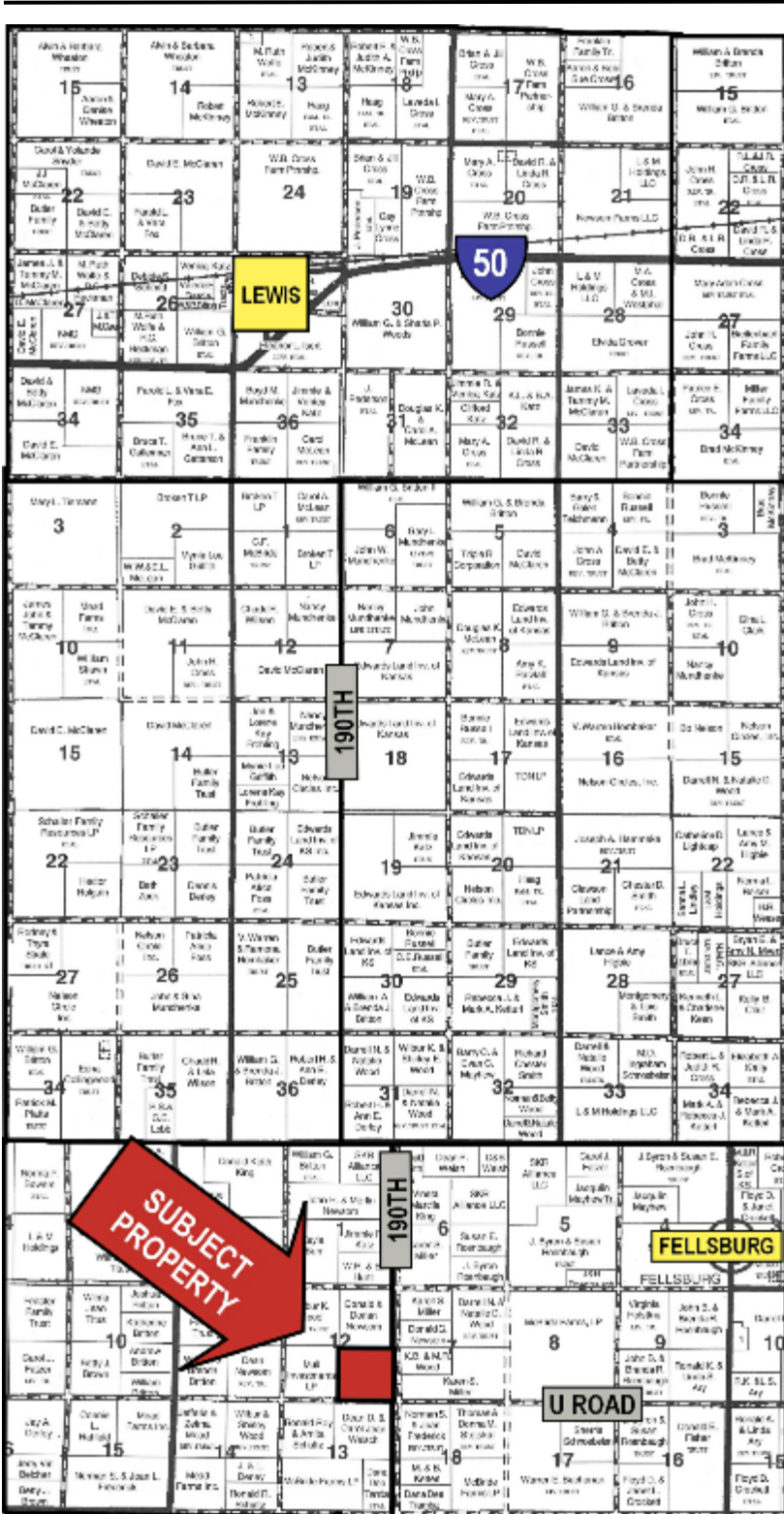


MONDAY, APRIL 24, 2023

COMMENCING AT 10:00 A.M.

SELLER: URBAN FAMILY

LOCATION: HSB BANK, 217 MAIN ST., LEWIS, KS 67552



160 ACRES EDWARDS COUNTY LAND

TRACT #1 –SE/4 12-26-18 Edwards County, KS.
– 160 Acres, more or less, Dry Cropland.

TERMS & CONDITIONS

TERMS: \$20,000 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: Current Tenant has Cash Lease. No 2023 Crops to Buyer. Buyer to Receive \$6,400 Cash Rent Credit at Closing. Possession after Wheat Harvest on Land Planted to Wheat. Possession after Milo Harvest on Land Planted to Milo.

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. 2023 Taxes will be Buyer's Responsibility. 2022 Taxes were \$969.74.

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 
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