

320 AC. +/- LANE COUNTY LAND

ONLINE
BIDDING
AVAILABLE!

AUCTION



MONDAY, JUNE 26, 2023

COMMENCING AT 11:00 A.M.

SELLER: Ellen May Stanley Estate (Neal Stanley, Executor)

AUCTION LOCATION: The Joy Center - 144 N. 1st St. Dighton, KS



320 ACRES +/- LANE COUNTY LAND

TRACT DESCRIPTION: E/2 20-18-27 Lane County, KS – Consisting of 320 acres, more or less, with 263.32 acres dry cropland of which 108 are planted to Milo. 155 Acres currently in Wheat/Milo stubble which has been sprayed. Balance of Acreage (44.75 Acres) is pasture. Location is 7 miles East of Dighton, KS with Hwy 96 Access.

TERMS & CONDITIONS

TERMS: \$30,000 Down on Day of Auction with Signing of Contract. 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 on Idle Acres. After 2023 Milo Harvest or January 1, 2024 on Acres Planted to Milo. Pasture Acres are January 1, 2024 Subject to Tenants Rights.

CROPS: Buyer to Receive 1/3 of Growing Milo Crop & Be Responsible for 1/3 of Expenses. APH Yields (55 bu./Ac. - Wheat)(82 bu./Ac. - Milo)

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

HERBICIDE APPLICATION: 155 Acres Have Been Sprayed (Burn-Down). Buyer to Reimburse Seller @ Closing.

TAXES: 2022 Taxes were \$1,529.72 (Paid in Full). 2023 Taxes will be Paid by the Buyer.

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 Bidders/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.



SCAN ME!

CARR 
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