

# 160 ACRES EDWARDS COUNTY LAND

# AUCTION



## TUESDAY, MARCH 12, 2024

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

### SELLER: Doug & Stephanie Hirsh

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

### 160 Acres Edwards County Land

#### LEGAL DESCRIPTION: NE/4 22-24-19 Edwards County, KS –

160 Acres, More or Less, Irrigated & Dry Cropland. Sells with 2012 Valley Center Pivot, 7 Tower, Poly-Lined, Drop Nozzles, SS J Pipe. Water File # 30,336 for 82 Ac./Ft. on 130 Acres. 7 Syphon Wells with 50hp. Electric on Berkley Pump. New Surge Tank in 2021. Approx. 600 GPM. Domestic Submersible Pump Stock Well at Pivot. 5,278 hours on Pivot. 2023 Taxes were \$2,412.50. All Open Land.

#### 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:** At Closing.

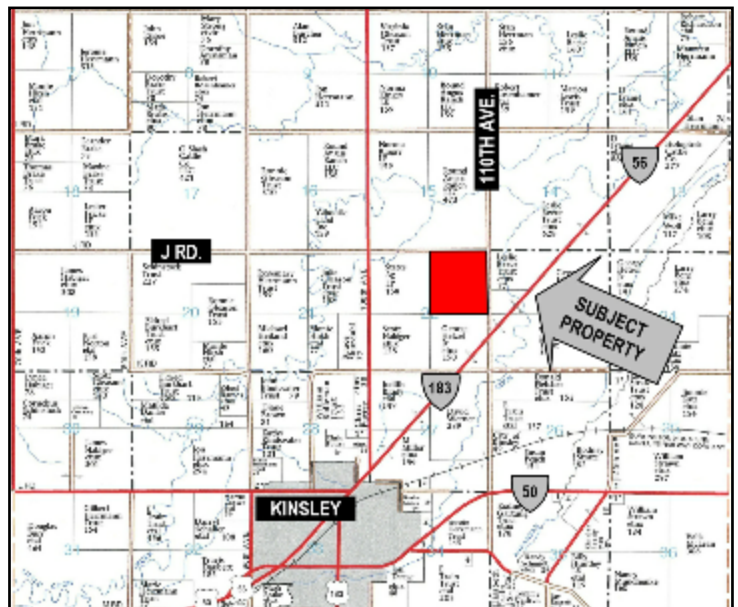
**MINERALS:** Sellers Mineral Interest Transfers to Buyer, Believed to be 50%.

**TAXES:** Seller Will Pay 2023 Taxes and All Prior Years. 2024 Taxes are Buyers Responsibility.

**FSA:** 50.9 Ac. Wheat Base, 68.2 Ac. Corn Base, 2.2 Ac. Grain Sorghum Base

**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.



SCAN ME!