



ONLINE BIDDING!

EDWARDS COUNTY LAND

AUCTION



TUESDAY, MAY 14, 2024

COMMENCING AT 11:00 A.M.

SELLER: LARRY BRAKE TRUST

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



EDWARDS COUNTY LAND

TRACT #1: S/2 NW/4 33-23-20 Edwards County, KS – 80 Acres, More or Less, All Dry Cropland. 38 Ac. Wheat Base, 22 Ac. Grain Sorghum Base, 32 Acres Growing Wheat. 2023 Taxes were \$710.32

TRACT #2: Lot 7 & SE/4 SW/4 6-24-20 Edwards County, KS – 76 Acres, More or Less, All Dry Cropland. 26 Ac. Wheat Base, 26 Ac. Grain Sorghum Base, 68.9 Acres Planted to Wheat. 2023 Taxes were \$518.88

TERMS & CONDITIONS

TERMS: \$10,000 Down on Day of Auction. Balance Due in 30 Days or Sooner at Closing. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

POSSESSION: Date of Sale on Open Land, with Receipt of Down Payment and Mutual Execution Pending Contract. On Land Planted to Wheat, After 2024 Wheat Harvest. Buyers Responsibility for Burn Down or Fieldwork on Open Land.

CROPS: None of 2024 Wheat Crop to Buyers

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

TAXES: Seller to Pay 2023 & Previous Years. 2024 Taxes are Buyer's Responsibility.

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.

