

1520 +/- ACRES HODGEMAN CO. LAND

AUCTION



SCAN FOR MORE
DETAILS!

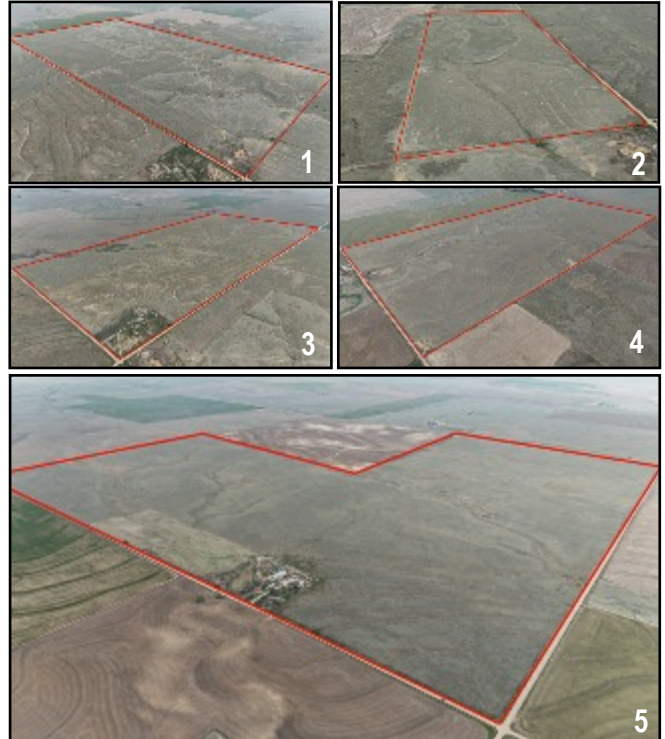
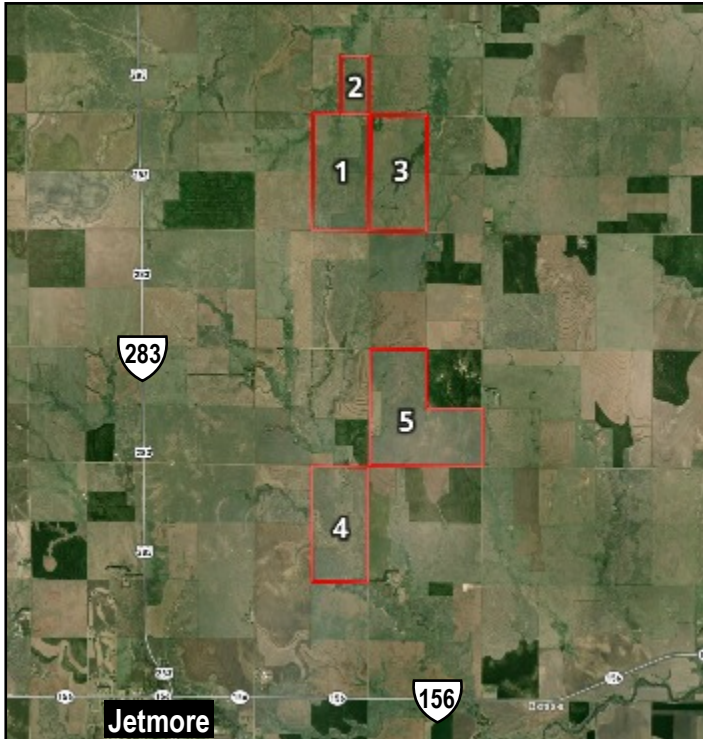
**ONLINE
BIDDING
AVAILABLE!**

TUESDAY, MAY 28, 2024

COMMENCING AT 11:00 A.M.

SELLER: Marlin & Donna Spreier Trust

AUCTION LOCATION: Jetmore King Center - 312 Main Street, Jetmore, KS 67854



1520 ACRES HODGEMAN COUNTY LAND

TRACT #1: E/2 8-22-23 Hodgeman County, KS – 320 Acres, More or Less, Fenced Grass. Expired CRP & Native Grass. Electric Water Well in Need of New Pump. There is a Water Line Under County Road to Tract #3. Pond on North Side. 2023 Taxes were \$1,238.20

TRACT #2: E/2 SE/4 5-22-23 Hodgeman County, KS – 80 Acres, More or Less, Fenced Grass. Expired CRP & Native Grass. Water has Been Supplied From Tract #1. No Water Well on This Tract. 2023 Taxes were \$178.18

TRACT #3: W/2 9-22-23 Hodgeman County, KS – 320 Acres, More or Less, Fenced Retired CRP Grass. Water Supply Comes from Tract #1. 2023 Taxes were \$1,682.86

TRACT #4: E/2 29-22-23 Hodgeman County, KS – 320 Acres, More or Less, Fenced Grass. Expired CRP & Native Grass. Electric Water Well (Casing is Mudded up) That Needs Repair. 2023 Taxes were \$1,408.90

TRACT #5: S/2 & NW/4 21-22-23 Hodgeman County, KS - 480 Acres, More or Less, Consisting of 443 Acres Retired Unfenced CRP Grass. 23 Acres Pasture. Balance is Older Farmstead w/Electric Water Well & Misc. Older Outbuilding. 2023 Taxes were \$2,359.40

TERMS & CONDITIONS

TERMS: \$15,000 Down on Day of Auction on Tracts 1, 3, 4 & 5. \$5,000 Down on Tract 2. 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: Day of Sale with Receipt of Down Payment and Mutual Execution of Contract.

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

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

