

# LAND AUCTION

**238 Acres +/- of Geary County Kansas Land**

**Land Location: 13655 Lower McDowell Road (1 mile south of I-70 exit 307) Manhattan, KS**

**Auction Date & Time: July 30<sup>th</sup> 1:30PM**

Auction Location: McDowell Creek Community Center 12510 Lower McDowell Rd. (1 mile South of land)

**OPEN HOUSE TO VIEW PROPERTY: JULY 16<sup>TH</sup>, 2012 FROM 4:30 PM. UNTIL 6:00 PM.**

Hamm Auction and Real Estate is pleased to offer for sale at Auction to the highest bidder the Waters Farm. This farm has been in this family since the 1880's. This property offers farmland, pasture, hunting, fishing, 3 ponds, McDowell creek, a spring and a home site. In addition the mineral rights will sell with this property. This property would classify as a premium property.

**Farm stead info:** This stone farm home is a 140 +/- years old, 1 ½ story, 3 bedroom, 1 bath home with 1,362 square feet of living area. Home has central heat/air (new), good septic system, and good water well. A 20'x24' garage, a 20'x20' storage sheds, a 60'x26' storage shed, a 40'x18' building, an all purpose 36'x24' building, a 51'x32' animal shelter and more. Beautiful Farm Home!! More pictures on [www.hammauction.com](http://www.hammauction.com)



**FSA Data:** Cropland 97.2 acres, Bases Wheat 28.7 acres, Corn 3.4 acres, Grain Sorghum 42.6 acres, Soybeans 1.6 acres for a total of 76.3 Base Acres. The balance of 140.8 acres is brome, grass, trees, and home site.

**Tenant Rights are in effect.**

**2012 Taxes on Property:** \$2,027.68

**Legals:** E ½ of SE ¼ of 27-11-7, N ½ of NE ¼ of 34-11-7 & the E ½ of NW ¼ of 34-11-7 less tract

**Terms:** This farm will sell in one tract to the highest bidder.

**Minerals:** Sell with the Land

**Earnest Money:** \$50,000 Down Day of Sale

**Title Insurance and Closing Fee:** 50% Buyer, 50% Seller

**Closing:** On or Before August 30<sup>th</sup>, 2012

**Possession:** According to Farm Lease Agreement.

Below are pictures of the crop land, pond, creek, trees, & pasture. This is a very nice farm with lots of potential. Back of the Sale Bill features an aerial picture of farm.



John Hamm/Auctioneer/620-672-6996 or cell 620-450-7481

**Sellers: Virginia Waters & Children**



1219 D East 1st  
Pratt, Ks 67124

620-672-6996  
620-450-7481

Below is an Aerial photo of the land, property is outlined in yellow.



Announcements Day of Sale take precedence over any internet, printed, digital or faxed materials.  
You as the Buyer need to make your own determinations about the information on the property.  
You will find more pictures of this property online at [www.hammauction.com](http://www.hammauction.com)