



LAND AUCTION



Sumner County Thursday July 19, 2018 at 11 am Held at the Anthony, KS Cobblestone Inn

Legal description: Northwest 1/4 of Section 19,
Township 33, Range 4 West in
Sumner County

Auction location: Cobblestone Inn & Suites
Conference Room

Auction date: July 19, 2018 @ 11:00 am

Location of land: From Anthony, 12 miles east on
KS HWY 44 to NE 130 Ave and then 1 mile
north. Property sits on the SE corner of the
intersection.

Description: 168 +/- Acres Sumner County, KS with
155 acres cropland and the balance in native
acres. Majority of the property is made up of
Class 2 soils with Bethany silt loam.

Taxes: \$1800.66 Taxes will be prorated to the
day of closing.

Minerals: Seller will retain minerals in perpetuity.

Possession: Buyer will receive 1/3 of the cotton and
be responsible for 1/3 share of the fertilizer,
chemicals, and crop insurance. Possession
will be after the 2018 cotton harvest.

Terms: 10% down as earnest money deposit due day
of auction with balance due on or before
August 22, 2018. The Buyer and Seller shall
split equally in the cost of title insurance and
the closing fee. Bidding is not contingent
upon financing. Financing, if necessary,
needs to be arranged and approved prior to
the auction. Statements made day of the
auction take precedence over all printed
advertising and previously made oral
statements.

**Brian Waldschmidt of Gene Francis & Associates
is agent of the Seller.**



**GENE
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REAL ESTATE BROKERS & AUCTIONEERS

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