134 ACRES RICE COUNTY LAND

AUG

TUESDAY, AUGUST 13, 2019

COMMENCING AT 11:30 A.M.

SELLERS: BRUEGGER AND BRISTER

LOCATION: LYONS STATE BANK COMMUNITY ROOM, 104 EAST AVE. NORTH, LYONS, KS 67554

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TRACT #1. S/2 NE/4 29-18-10, Rice Co., KS – 80 Acres, More or Less, Consisting of 53 Acres Dry Cropland and 27 Acres Pasture. 2018 Taxes Were \$349.40.

TRACT #2. South 54 Acres of NE/4 11-19-10, Rice Co., KS – Consisting of 54 Acres Dry Cropland. 2018 Taxes Were \$592.46.

TERMS & CONDITIONS

TERMS: \$10,000 Down on Each Tract on Day of Sale. 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, Subject to Current Tenant's Rights. Both Tracts Have Cash Lease Contracts Signed by the Tenant and Majority Land Owner Through May 2023. Tract #1 Annual Payment \$2585/Year; Tract #2 Annual Payment \$2160/Year.

CROPS: Currently Cash Rented, No Crops to Buyers.

MINERALS: Sellers Mineral Interest Sells with Land and is Believed to be 100%.

TAXES: Prorated to Closing Date Based on 2018 Taxes.

Check our web page www.carrauction.com



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.