



LAND AUCTION



160 +/- Acres – Harper County, KS
Thursday, November 21, 2019 at 11:00 AM
Auction Location: American Legion
201 E Main, Harper, KS
Seller: King Family



Legal Description: SW ¼ less RD R/W of Section 1,
Township 32 South, Range 5 West of Harper Co., KS.
Address is 1230 E US Hwy 160, Danville, KS 67036.

Description: 160 acres with 152.6 +/- acres of farmland
with approximately 53 acres of cultivation with balance to
pasture, heavy trees, and Spring Creek. Property lies
approximately 100 yards from the Chikaskia River and is
great wildlife habitat for deer and turkey. There is a
50' x 102' metal shed with cement floor and 220V
electricity.

Directions: From Danville, KS, go 3 ½ miles east on Hwy
160.

Taxes: \$899.04 Taxes will be prorated to the day of
closing.

Possession: Possession of the cultivation will be after
wheat harvest. Property is currently cash rented for \$50
per acre which the buyer will receive. Possession of the
balance will be at closing.

Minerals: Seller's mineral interest will transfer to Buyer.

Terms: \$20,000.00 down as earnest money deposit due day of auction with balance due on or
before December 23, 2019. The Buyer and Seller shall split equally in the cost of the 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.
Property sells in "as is" condition. All inspections, if any, should be performed at buyer's
expense before the day of the auction. Gene Francis & Associates is an agent of the Seller.



**GENE
FRANCIS
& ASSOCIATES**

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