



LAND AUCTION



180 +/- Acres – Harper County, KS
Thursday, December 12, 2019 at 11:00 AM
Auction Location: American Legion
201 E Main, Harper, KS

Legal Description: The west 20 acres of the NW ¼ of 26-32-7W & the NE ¼ of 27-32-7W of Harper Co., KS.

Description: 180 acres more or less with 133.83 acres of terraced cultivation balance is grass and a draw with big trees. There are 68 acres of Grant silt loam Class II and 43 acres of Nalim loam Class II. FSA information has the property as 176.3 acres of farmland with 133.83 acres of cropland. Wheat base is 133.8 with a PLC yield of 41 bu. per acre. A draw on the east side of property that has large trees makes good habitat for deer. There is electricity to the property.

Directions: Go 3 miles south of Harper and turn west on Hwy 160 go 1 mile west. The property is on the south side of Hwy 160.



Taxes: \$1,066.26 Taxes will be prorated to the day of closing.

Possession: Buyer will receive possession of grass at closing. Buyer shall receive 1/3 of growing wheat and government payments for 2020. Buyer will be responsible for 1/3 of fertilizer, chemicals, and crop insurance.

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

Terms: \$15,000.00 down as earnest money deposit due day of auction with balance due on or before January 13, 2020. 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.



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