



LAND AUCTION



303 +/- ACRES HARPER CO. & 80 +/- ACRES KINGMAN CO.

Tuesday, June 30, 2020 11:00 AM

**GREAT
CASH FLOW**

**Auction Location: American Legion
201 E Main St, Harper, KS 67058**

303 +/- Acres Harper Co., KS – Mineral & Wind Income

Legal Description: W ½ of 16-31S-8W of Harper Co., KS except a 10 +/- tract.

Location: From Harper, KS go 9 miles west on NW 90 Rd and 4 miles north on NW 90 Ave. From Attica go 7 miles north on NW 100 Rd and 1 mile east on NW 140 Rd.

Description: 303 +/- acres with 197 acres of cultivation, 99 acres of pasture, and 7 acres to draws. There are 2 wind turbines on the north end of the property and 3 producing oil and gas wells. Soils are Class 2, 3, 4, & 6.

Taxes: \$1,756.86 Taxes will be prorated to the day of closing.

Mineral Rights: All the Seller's mineral interest will be passed to the Buyer. The county appraiser records indicate the Seller owns 48% of the mineral interest. Mineral income for 2019 was \$889.61 and 2018 was \$4,453.00.

Wind Rights: Seller's wind interest will be passed to the Buyer. Wind income for 2019 was \$13,341.59 and 2018 was \$14,848.00.

Possession: Possession will be after 2021 wheat harvest. Buyer will receive 1/3rd of the crop and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance.



80 +/- Acres Kingman Co., KS – All Cultivation

Legal Description: N ½ NW ¼ of 31-30S-6W of Kingman Co., KS.

Location: From Harper, KS go north on K-14 Hwy for 7 miles. Go east on NW 160 Rd for 2 ½ miles and ¾ mile north on SE 50 Ave.

Description: 80 +/- acres with 74.82 acres to cultivation and the balance to water ways and a small tree draw. Topography is rolling with Class 2 & 6 soils.

Taxes: \$779.70 Taxes will be prorated to the day of closing.

Minerals: Seller's mineral interest will be passed to the Buyer.

Possession: Possession will be after 2021 wheat harvest. Buyer will receive 1/3rd of the crop and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance.

Terms: \$25,000.00 down as earnest money on the Harper County tract and \$5,000.00 down as earnest money on the Kingman County tract with balance due on or before July 30, 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. Property is selling in "as is" condition. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller.



REAL ESTATE BROKERS & AUCTIONEERS

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