



COLDWELL BANKER
APW REALTORS®

631 E. Crawford St.
Salina, KS 67401
785-827-3641
Cbsalina.com

Land Auction

Live and Online

Monday, November 15, 2021

7:00 p.m. VFW Post 1432

1108 W. Crawford, Salina, KS

Selling 236 Acres

Property Description: 236 acres more or less with 57.1 acres crop land, 176.69 acres native grass pasture, and 2.39 acres waterways. Property also includes 3 rural water hook-ups and 2 ponds.

Property Location: The property is located on the Saline/Ottawa County line from Salina, North on Old Hwy 81 to Ottawa Road then East 2 1/4 miles to the property.

Legal Description: The Southeast Quarter (SE/4) and the East Half of the Southwest Quarter (E/2SW/4) of Section 32, Township 12 South, Range 2 West of the 6th P.M., Ottawa County, Kansas.

Possession: Possession will be at closing.

Mineral and Water Interests: All mineral and water interests owned by the Seller will transfer with the property. Water interests include 3 Rural Water hook-ups with Ottawa County Rural Water District #2. Any installation expense associated with the rural water hook-ups will be at the Buyer's Expense.

Real Estate Taxes: 2020 Real Estate Taxes \$1,990.38

Terms: Online bidding available through **Hibid.com**. The highest bidder will pay 10% down the day of the sale and sign a real estate purchase contract. The balance will be due with certified funds on December 15, 2021, or on such earlier date as the Buyer and Seller mutually agree. This sale is not contingent on the Buyer's financing, inspections, or appraisal. Taxes: The Seller will be responsible for all 2020 real estate taxes and prior years. All 2021 taxes will be prorated to the date of closing. Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Scheibeler's LLC will be the Escrow Agent. If a Lender's Title Insurance policy is required, it is the Buyer's expense. All statements made the day of the sale take precedence over all printed material. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS®. All information is from sources deemed reliable but is not guaranteed. The property sells "AS-IS" with no guarantees or warranties made by the Seller or Coldwell Banker APW REALTORS® or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections of the property prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in this transaction. Selling subject to Seller acceptance of the high bid.

Seller: The Elden Miller Trust, Advantage Trust Company, Trustee.



Auction Conducted by: Coldwell Banker APW REALTORS®

For more information and drone video go to

www.landsofamerica.com/listing/12524336 or call:

Chris Rost
Mark Baxa

785-493-2476
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Go to Hibid.com to register and bid online



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