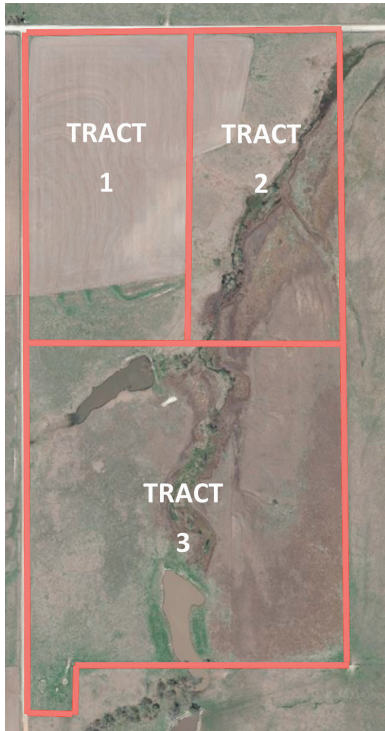


LAND AUCTION

SUNDAY, FEBRUARY 6, 2022 * 3:00 PM

AUCTION LOCATION: Wamego Senior Center, 501 Ash St., WAMEGO, KANSAS



DESCRIPTION

Setting just north of Hwy 24 approximately 3 miles, this is a unique opportunity to own your own slice of heaven in the country. This 80 +/- acre parcel will be offered in four tracts. Legal (S24-T09-R09). Property sets on the southeast corner of the intersection of Settlers Road and Prairie View Road.

TRACT 1: 20 +/- acres made up of 16 +/- acres of crop ground with the balance in native grass.

TRACT 2: 20 +/- acres of native grass.

TRACT 3: 40 +/- acres of native grass that is served by two ponds.

TRACT 4: Combination of tracts 1, 2 & 3 that includes 19 +/- acres of crop grounds and remainder in native grass pasture.



REAL ESTATE TERMS: Property sells AS IS, WHERE IS. 10% non-refundable down payment is required day of sale by check. Buyer must be able to close on or before March 7, 2022. Buyer needs bank letter of loan approval or funds verification. Cost of Owners Title Policy to be split equally between Buyer and Seller. Buyers are responsible for understanding all zoning, building and other regulations associated with the property prior to the day of auction. All announcements day of sale take precedence over written materials. Crossroads Real Estate & Auction LLC is representing the Seller.

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BILL DISBERGER, Co-Listing Agent/Auction Coordinator, 620-921-5642

ANDREW SYLVESTER, Co-Listing Agent/Auctioneer, 785-456-4352

TERRI HOLLENBECK, Broker/Owner, 785-223-2947

OFFICE LOCATION: 15610 Clary Circle, WAMEGO, KS • 785-539-2732