

AUCTION

NE/c of E Smoots Creek Rd and S Victory Rd, Cheney, KS

Online Bidding Only | Ends Friday, April 1st @ 12:30pm

HUNTING OPPORTUNITIES - NEAR CHENEY LAKE RESERVOIR

HOME SITE POTENTIAL - CROPLAND - TIMBER - RENO COUNTY



Visit: www.ReeceNicholsAuction.com

Total Acres: 79.8 +/- Acres

Cropland Acres: 79.39 +/- Acres

2021 Taxes: General - \$920.20
 Specials - \$ 3.99

Legal Description: South ½ of the Southwest ¼ Less
 Road Right of Way of 34-26-4W

Mineral Rights: Seller's mineral rights to transfer

FSA Information:

Crop	Base Acres	PLC Yield
Wheat	79.0	39

Hunting Rights: Leased until April 30th, 2022 at a rental
 rate of \$500.00 per year.

Farm Lease: Cash Rent of \$51.00 per acre



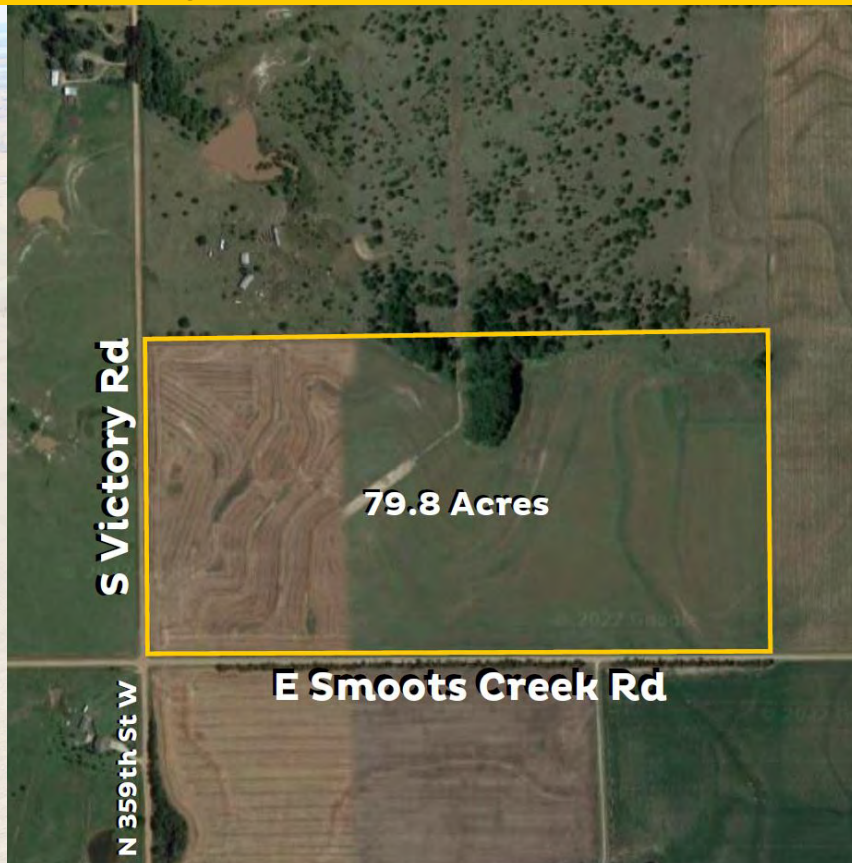
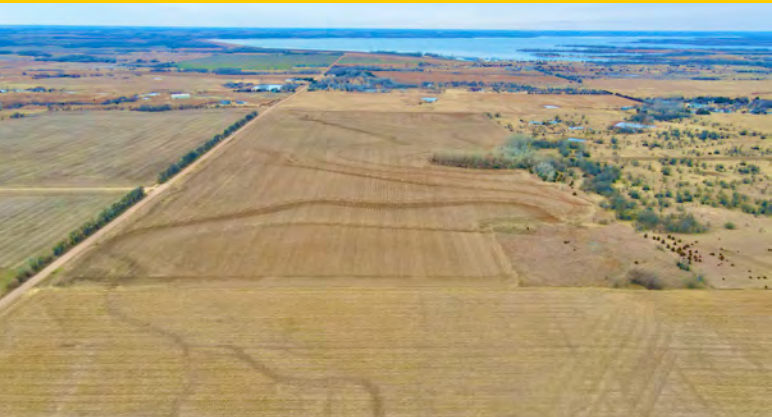
Terms: Bidding is open and closes Friday, April 1st @ 12:30pm. Bidding will remain open until 2 minutes has passed without receiving an acceptable bid. The property is selling in a "Where Is, As Is" condition without any warranties of any kind. Sale is subject to seller confirmation with closing within 30 days. The successful bidder shall be required to deposit 10% of the purchase price down as earnest money the day of the sale. There is no Buyer's Premium. Broker will offer to a participating broker 1% of gross sales price at closing provided their client is the successful bidder. All information contained in this Brochure was obtained from sources believed to be correct but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this Brochure are approximate and may not be to scale.



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ReeceNichols
 SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



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