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6.84 +/- ACRE POTENTIAL BUILDING SITE IN LYON CO.

6.84+/- ACRES

AUCTION

BUILDING SITE

6:00 PM • THURSDAY, JUNE 16, 2022

Sellers: Emporia Community Foundation

AUCTION LOCATION: 1800 ROAD F5, EMPORIA, KANSAS 66801

PREVIEW DATE

Wednesday, June 1, 2022
from 5-7pm

AUCTIONEERS NOTE: *Location, location, location! Rarely do smaller acreages close to town come on the open market. This property is located within a couple of miles of town and offers you an opportunity to make your dream house a reality. Don't miss this opportunity to have the best of both worlds, country living with the amenities of town. Come and see how this property can work for you!*

DIRECTIONS: 1800 Road F5, Emporia, KS 66801 - From the west side of Emporia, KS, go west on US-50 for approx. 1.0 miles to Rd G (Americus Road), turn north and continue for 0.5 miles to Rd 180, turn west and continue for 0.4 miles to Rd F5, turn north and continue for less than 0.1 miles to the southwest corner of said property on the east side of the county road. Watch for signs!

BRIEF LEGAL: A tract in the SE/4 beginning 1,317.09 west and 462 north of the southeast corner, east 628, north 462, west 628, south 462 to the point of beginning in Section One (01), Township Nineteen (19) South, Range Ten (10) East of the 6th P.M., Lyon County, Kansas containing approx. 6.8 acres.

2021 TAXES: $283.46 (MINERALS: Seller's minerals transfer to buyer, there is no production)

DESC: What an amazing opportunity, country living just minutes from town! This 6.84-acre tract is located just outside the city limits and gives you a great potential building site. Build your dream home, have a couple of horses all within a few miles of town. The property is zoned for agricultural use and has been used as such in the past. There is an approx. 60x20 shed and several other outbuildings, feed bunks, hay feeders and some waterers along with a couple of different pens on the property. If you have been searching for a potential building site, this location has a lot to offer you. Minimal gravel, electricity, a water meter, and great views with empty lots to the east and west. Come see for yourself the advantages of being just minutes from everything Emporia has to offer yet enjoying the feeling of living in the country.

TERMS: Earnest money due day of the auction will be $10,000.00 made payable to Moon Title & Escrow. The balance will be due in full at closing which shall be on or before Thursday, July 30, 2022, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. Taxes will be prorated to the date of closing. Buyer will receive full possession at time of closing. All information has been gathered from Lyon Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approx and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

TRUCK & TRACTOR (will sell after real estate): 1968 John Deere 4020 Tractor w/ GB 900 Hi-Master Loader, 2 hyd, 3-pt, pto, shows 5,210 hrs [#180642R] w/ 6-ft adjustable 3-pt blade; 1991 Chevy 3500 Truck, 4x4; See terms day of the auction.

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