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**REC
CROPLAND
HAY**

Sellers: The Linda M. Dix Revocable Trust

AUCTION LOCATION: THE AMERICUS COMMUNITY CENTER, 516 LOCUST ST, AMERICUS, KS 66835



AUCTIONEERS NOTE: *We are honored to represent the Dix Family in the sale of this multi-use quarter in North Lyon Co. Located between Americus and Dunlap, this tract offers a lot of opportunities! This property checks all the boxes, cropland, recreation and location! Be sure to come and see how this property can work for you. We look forward to seeing you at the auction!*

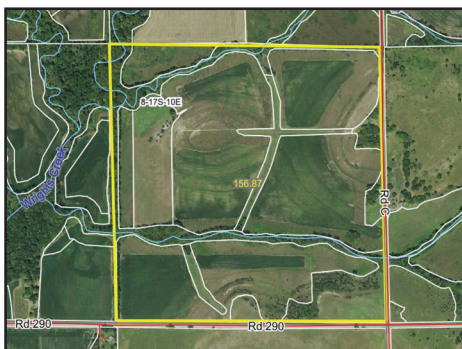
DIRECTIONS: From the north side of Americus, KS, go north on Rd F for 4.5 miles to Rd 290, turn west and continue for 3.0 miles to the property on the north side of the road. Watch for signs.

BRIEF LEGAL: The SE/4 less ROW in Sec 08, Twp 17S, Rge 10E of the 6th P.M. in Lyon Co, Kansas cont

2021 TAXES: \$1,239.46 **MINERALS:** Seller's minerals transfer to the buyer, there is no production.

DESC: If you have been looking for a property that you can enjoy and start using right away, this is it! Set up to hold the wildlife and for easy access, Don had blinds set up for disabled Veterans to come and hunt deer. The cropland offers a good food source and the grass filler strips and a couple of draws with tributaries to Wrights Creek offer good cover resulting in an abundance of wildlife, from whitetail bucks to turkey to quail. Plus, there are 2 blinds that sell with the property. All you'll have to do is get your deer tag and come fill it! You will also appreciate that the property won a conservation award 10 years ago and has terraces and waterways in place. The county shows 44.94 acres of grass and 111.93 dryland acres, which consists of approx. 59% class 3 soils and 32% class 2, these acres are currently planted in beans or are in expired CRP. The grass acres are either being hayed or are timber and draws. There is also the potential to build with only 3 miles of gravel and rural water running along the property. Don't miss your opportunity to purchase a piece of property that you can not only enjoy and use, but also invest in and get some income.

TERMS: Earnest money due day of the auction will be \$40,000.00 made payable to Lyon County Title. The balance will be due in full at closing which shall be on or before Tuesday, December 6, 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. Seller will retain the 2022 income and will be responsible for the 2022 and all prior years taxes. Buyer will receive possession of the cropland after the harvest of the 2022 bean crop and possession of the grass 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 approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.



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