

ABSOLUTE SIMULCAST LIVE AND ONLINE LAND AUCTION

121+/- ACRES • MORRIS COUNTY, KANSAS

THURSDAY, DECEMBER 1, 2022 • 11:00 AM

LIVE LOCATION: Herington Community Building, 810 S. Broadway St., Herington, KS

ONLINE BIDDING: Bidding at gavelroads.com.

SELLER: Jerry and Pat Erickson Estate



ADDRESS: 1854 S. 2900 Rd., Herington, KS

LEGAL DESCRIPTION: A parcel of land located in the East Half of Section Thirty-three (33), Township Sixteen (16), Range Five (5) East, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section 33; thence on an assumed bearing of South 00°00'00" East along the East line of said Southeast Quarter a distance of 432.48 feet; thence North 86°13'14" West a distance of 145.54 feet; thence North 07°05'42" East a distance of 93.03 feet; thence North 87°34'40" West a distance of 136.22 feet; thence North 10°32'02" West a distance of 84.16 feet; thence North 89°18'09" West a distance of 2357.96 feet to a point on the West line of said East Half of said Section 33; thence North 00°02'33" West along said West line a distance of 2006.81 feet; thence South 89°49'03" East a distance of 2644.51 feet to a point on the East line of the Northeast Quarter of said Section 33; hence South 00°00'00" East along said East line of the Northeast Quarter a distance of 1785.02 feet to said Northeast corner of the Southeast Quarter, said point also being the point of beginning.

DIRECTIONS: From Hwy 77/56 at Herington, travel east on Hwy 56 for 2 miles. Turn south on 3000 Rd, travel approximately 3 miles to X Rd. Turn east on X Rd and travel 1 mile to 2900 Rd. Turn south on 2900 Rd and travel 1/10th of a mile to property on the west side of the road.

DESCRIPTION: 121+/- acres of well maintained native grass in the Flint Hills. Pond volume increases in heavy rains, second pond could hold water with minimal engineering and construction. Recently baled meadow and grazed cattle in the past. Once a farm homestead, still has a silo, shed and homemade rock ledge of native rocks. Five wire fence around most of the perimeter with panels and loading chute. Soil types: 64% Class 2 Labette-Dwight complex, 0 to 3% slopes; 19% Class 2 Ladysmith silty clay loam, 0 to 1% slopes, 12% Class 5 Ivan silt loam, channeled and the balance Class 6 Kipson-Sogn complex, 5 to 30 percent slopes. Records were not turned into FSA.

TAXES: 2021 - \$495.68, taxes will be prorated to the date of closing.

MINERALS: Seller has no mineral interest rights on the property.

POSSESSION: Buyer shall receive possession at closing.

TERMS: \$10,000 down as earnest money due day of auction with balance due at closing, on or before January 3, 2023. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. Gene Francis & Associates and Gavel Roads are agents of the Seller.

Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker 316.425.7732



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For more information,
please visit genefrancis.com.

