

SIMULCAST LIVE AND ONLINE

LAND AUCTION

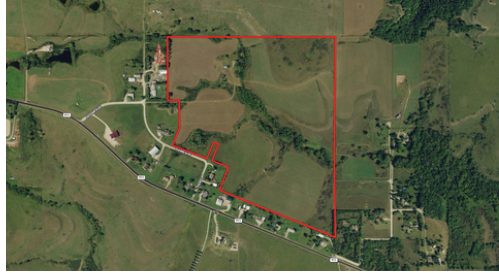
78 +/- ACRES • RILEY COUNTY, KANSAS

THURSDAY, DECEMBER 1, 2022 • 6:00 PM

LIVE LOCATION: Manhattan Union Pacific Depot, 120 Fort Riley Blvd., Manhattan, KS

ONLINE BIDDING: Bidding at gavelroads.com.

SELLER: KSU Charitable Real Estate Foundation



LEGAL DESCRIPTION: A tract of land located in the Northwest Quarter (NW ¼) and the West Half (W ½) of the Northeast Quarter (NE ¼) of Section 34, Township 10, Range 8 East, more particularly described as follows: Beginning at the Northeast Corner of the W ½ of the NE ¼ of said Section 34; thence along the East line of the W ½ of the NE ¼ of said Section 34 S. 0°00'23" W. 2281.93 feet to the Northeast Corner of Sedam Subdivision, an Addition in Riley County, Kansas; thence traversing along the Northerly and Easterly lines of said Sedam Subdivision the following seven courses: N. 68°00'00" W. 1418.83 feet; N. 22°00'00" E. 268.71 feet; N. 68°00'00" W. 208.71 feet; N. 22°00'00" E. 208.71 feet; N. 68°00'00" W. 477.42 feet; N. 0°58'33" W. 320.84 feet; S. 89°01'27" W. 126.69 feet to the Southeast Corner of the Bernard R. and Ethel D. Head tract as described in Book 533 on Page 319 at the Riley County Register of Deeds; thence along the East line of the said Bernard R. and Ethel D. Head tract N. 0°15'55" W. 723.47 feet to the North line of the NW ¼ and the North line of the W ½ of the NE ¼ of said Section 34 N. 89°44'27" E. 1908.60 feet to the point of beginning, containing 76.917 acres; AND All of lots 23 and 24 of Sedam Subdivision, an Addition in Riley County, Kansas containing 2.000 acres.

DIRECTIONS: From Manhattan, travel south on Hwy 177 for 2 miles. Turn east on Deep Creek Road and travel 1 mile to Sedam Ave. Turn on Sedam Ave. Property entrance lies at the intersection of Sedam Ave and Dawn Ave.

DESCRIPTION: Beautiful setting in the Flint Hills just minutes from Manhattan. It is 76 acres +/- including two 1 acre subdivision lots. The parcel has been a well maintained meadow and baled over the last 20 years. The native grass bedding, waterway, timber and pockets of quality soil are all strong characteristics of this land. A well is northeast of the open faced shed. There are some rural water lines that run along the property. Water meters are available from Wabaunsee County RWD #2. Power lines run through and around the perimeter. The property is in the Manhattan Urban Area Comprehensive Plan. Contact Riley County Planning and Development for viability to develop or build your dream home. Soils: 81% Class 6 Clime-Sogn complex, 3 to 20 percent slopes; 14% Class 5 Ivan silt loam, channeled; the balance Class 4 Dwight-Irwin complex, 1 to 3 percent slopes. Records were not turned into FSA.

TAXES: 2021 - \$277.86, taxes will be prorated to the date of closing.

MINERALS: All of Seller's mineral interest will pass to Buyer.

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.



Lori Rogge, Broker & Auctioneer
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For more information,
please visit genefrancis.com.

