

LIVE & ONLINE LAND AUCTION



**MONDAY, NOV. 14th, 2022
AT 7:00 PM — NEW STRAWN, KS.**

AUCTION LOCATION: New Strawn Community Building—319 W Getz St., NEW STRAWN, KS

LOT 1: 2061 23rd Rd, Waverly: 5 ac +/- with two story 4 BR, 1 BA home with 1425 sq ft on main floor and 1130 sq ft on second floor. Family rm w/ FP. Eat-in kitchen. Shingle roof, vinyl siding, windows, guttering & F/A furnace all new with last 2 years. Detached garage 24 x 22' with 2 new OH doors & openers, metal roof and siding. In addition there is open front shed 30 x 24' and barn 42 x 36' with metal siding and roof. Small pond on sw corner of Lot 1.

LOCATION/LEGAL: From the south side of WAVERLY, KS at Petro Plus, 2 miles south on Trefoil Rd, 1/2 mile east on 23rd Rd to 2061 23rd Rd, Waverly, KS. 5 ac +/- tract in the NW corner of N2, NE4 36-19-16 Coffey, Co, KS. If Lot 1 sells separate, survey cost will be shared equally between buyer and seller.

LOT 2: 113 ac +/- with 108 ac +/- tillable, balance in fence rows and waterways.

LOCATION/LEGAL: From Trefoil & 23rd go east past Lot 1 on south side of road, road frontage on 23rd rd. 73 ac +/- N2, NE4 36-19-16 and 40 ac +/- SE4, NW4 36-19-16 Coffey Co, KS. Estimated taxes \$980.

LOT 3: Combination of Lots 1 and 2. 2021 Taxes \$1858.

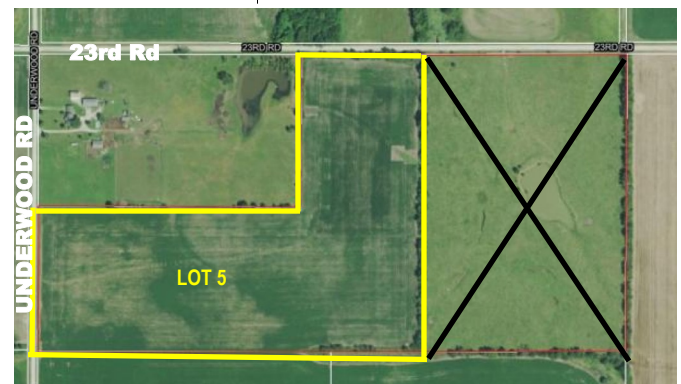
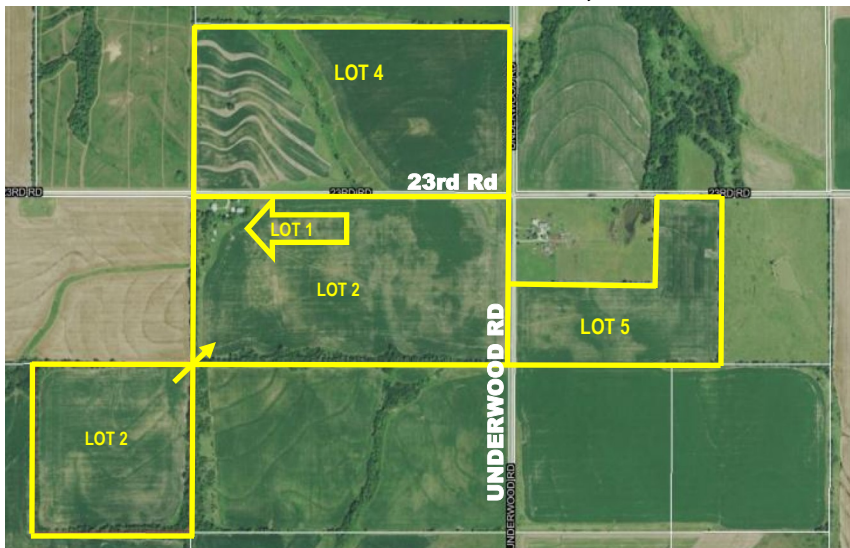
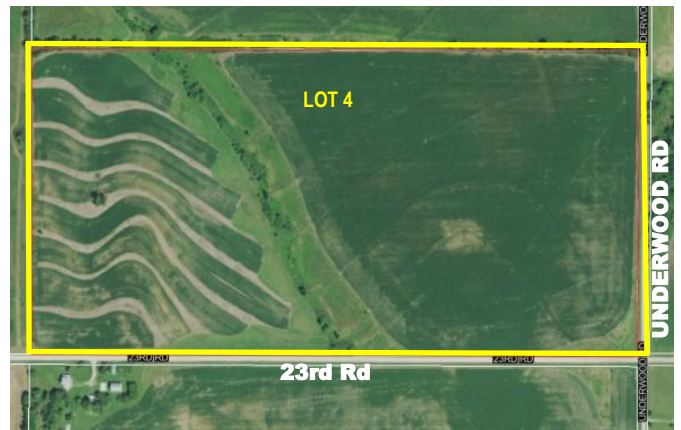
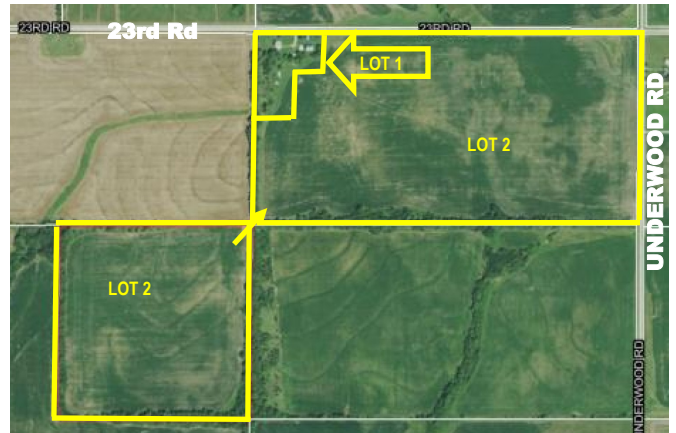
LOT 4: 80 ac +/- with 50 ac +/- currently tillable, 3 ac +/- in CRP (until 2027) and balance in waterways.

LOCATION/LEGAL: Directly across from Lots 1-2 with road frontage on 23rd Rd. S2, SE4 25-19-16, Coffey County, KS. 2021 Taxes \$688.92.

LOT 5: 32.5 ac +/- almost all tillable. L-shaped property. Estimated tax \$260.

LOCATION & BRIEF LEGAL: Approx. 3/4 mile east of Underwood & 23rd Rd on south side. Road frontage on 23rd Rd & Underwood Rd. (in N2, NW4 31-19-17)

**OPEN FOR PREVIEW during personal property auction
Sat., Nov 5th from 11 am to 3 pm**



INFORMATION AND ONLINE BIDDING: www.Superiorlandgroup.hibid.com

TERMS & CONDITIONS

ONLY TRACTS 1 & 2 WILL BE OFFERED IN COMBINATION (LOT 3). \$10,000 of purchase price as earnest money (non-refundable) on each tract and signature of binding contract day of auction, balance due at closing on or before **Dec. 16, 2022**. Seller to pay 2022 taxes and all prior years in full at closing. All tillable acres are subject to tenant's rights for fall crop removal. Buyer and Seller to share Seller's title insurance and any required surveys equally and Buyer to pay closing agent fee. Rural water availability should be verified by Buyer with RWD #4 at 785-733-2885. Sales subject to easements, rights of ways, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE PROFESSIONAL INSPECTIONS THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE THE AUCTION. PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLER, BROKER OR AUCTIONEERS. SALE SUBJECT TO SELLER APPROVAL.** The property is not selling subject to loan approval. Prior financing should be made by Purchasers. Real Estate Licensees will be acting as Designated Seller's agent. Statements and forms of written contract day of auction take precedence over anything advertised. ****BUYER'S PREMIUM - FIVE PERCENT (5%):** Buyer's Premium shall be added to the final bid price which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. Example: (winning online bid \$100,000 + 5% buyer's premium = total purchase price of \$105,000).

*****BUYER'S AGENT** representing the successful bidder that was registered with Superior Real Estate & Land Group at 785-828-4212 at least 72 hours prior to auction shall receive \$500.00 commission at closing.



LLOYD D. & KAREN E. CRUMB TRUST

SUPERIOR REAL ESTATE & LAND GROUP

WAYNE WISCHROPP, REALTOR/AUCTIONEER

MICHELE LOEFFLER, REALTOR—BRANDY CRISS ENGLER, BROKER

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