



LIVE & ONLINE LAND AUCTION



MONDAY EVE, JAN. 16th, 2023 @ 7:00 pm

AUCTION LOCATION: ST. BRIGID'S HALL@ ST. PATRICK'S CHURCH, 309 S. 6th St., OSAGE CITY, KS.



Wonderful opportunity to buy a beautifully diversified property that has not changed owners in over 100 years! Property consists of 144 m/l acres with 106 m/l acres tillable (2021 crop was soy beans and corn) 19.5 m/l in brome and 18.5 m/l native grass. The historic Santa Fe Trail travelers passed through the property as far back as 1821. With heavy woods along Soldier Creek and open grazing areas it is also a haven for a variety of Kansas wildlife including whitetail and turkey. Have the best of both worlds enjoying the outdoors and hunting but also the income on the crops that are harvested. The current farmer would be willing to continue farming as his family has farmed this property for two generations. This property has a paved highway on north and county gravel road 177th St. on the south.

LOCATION: 4 miles west of Burlingame on HWY 31 on south side of road east of turnpike.

TAXES: \$1968.12 (2022)

LEGAL: E2, NE4 14-15-13 & E2, NW4 lying northwest of Turnpike 14-15-13. Os. Co., KS.

POSSESSION: Mineral rights and possession pass to buyers at closing.

AERIAL DRONE VIDEO & PICTURES ONLINE

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

*****TERMS & CONDITIONS***** - \$10,000 of the purchase price as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing on or before **Feb. 10, 2023**. Seller to pay 2022 taxes and all prior years in full at closing. Buyers to pay Seller's title insurance and closing agent's fee. Sells 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. THE PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLER, BROKER OR AUCTIONEERS. FINAL SALE SUBJECT TO SELLER CONFIRMATION.** The property is not selling subject to loan approval. Prior financing should be made by Purchasers. **POTENTIAL BIDDERS** interested in the rural water availability should verify current status with Rural Water Dist. #8 at 785-654-3711. Real estate broker will be acting as a transaction broker. Statements and forms of written contract day of auction take precedence over anything advertised. *****KANSAS REAL AGENTS** representing the successful bidder that was registered with Superior Real Estate & Land Group at 785-828-4212 at least 72 hours prior to auction and accompany buyer to auction shall receive \$500.00 commission at closing.

MARY E. DUNN ESTATE & HEIRS, SELLERS

SUPERIOR REAL ESTATE & LAND GROUP

BRANDY CRISS-ENGLER, Broker/Owner

Wayne Wischropp, Realtor/Auctioneer

www.superiorlandgroup.us - 785-383-3169