



COLDWELL BANKER
APW REALTORS®

631 E. Crawford St.
Salina, KS 67401
785-827-3641
Cbsalina.com

Land Auction

Simulcast

Thursday, January 19 @ 7:00 p.m.

Glen Elder Community Room/Library

120 S Market, Glen Elder, KS

Selling 157.8 Acres

Land Description: 157.8 acres more or less with 141.79 acres crop land, and 16.01 acres timber, creek and waterways. Wheat base acres 104.21 Base yield 39 Grain Sorghum base acres 21.79 Base yield 71

Land Location: The property is located just 1/4 mile North of the Mitchell/Jewell County line on the East side of 110th Road.

Legal Description: The South Half of the Northwest Quarter (S/2NW/4) and the North Half of the Southwest Quarter (N/2SW/4) of Section 35, Township 5 South, Range 9 West of the 6th P.M., Jewell County, Kansas

Possession: Possession of the open ground will be at closing and Possession the wheat ground will be the day immediately following wheat harvest or August 1, 2023 whichever is sooner. The buyer will receive 1/3 share of the wheat crop and pay 1/3 share of chemical and fertilizer expense.

Mineral and Water Interests: All mineral and water interests owned by the Seller will transfer with the property.

Real Estate Taxes: 2022 Real Estate Taxes \$1,921.88

Terms: Online bidding available through apwrealtors.hibid.com. The highest bidder will pay 10% down the day of the sale and sign a real estate purchase contract. The balance will be due with certified funds on February 21, 2023, or on such earlier date as the Buyer and Seller mutually agree. This sale is not contingent on the Buyer's financing, inspections, or appraisal. Taxes: The Seller will be responsible for all 2022 real estate taxes and prior years. All 2023 taxes will be the responsibility of the Buyer. Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Darrell E. Miller Law Office will be the Escrow Agent. If a Lender's Title Insurance policy is required, it is the Buyer's expense. All statements made the day of the sale take precedence over all printed material. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS®. All information is from sources deemed reliable but is not guaranteed. The property sells "AS-IS" with no guarantees or warranties made by the Seller or Coldwell Banker APW REALTORS® or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections of the property prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in this transaction. Selling subject to Seller acceptance of the high bid.

Seller: The Revocable Trust of Charles Keith Lilly and Bernice Lilly.

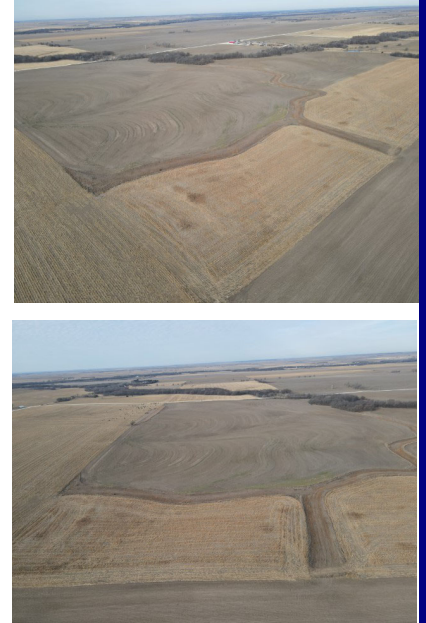
Auction Conducted by: Coldwell Banker APW REALTORS®

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Go to apwrealtors.hibid.com to register and bid online





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