

# Land Auction

Monday, February 20 — 7:00 P.M. Simulcast

VFW Post 1432

1108 W. Crawford, Salina

Selling 338 acres +/- in 2 tracts

Tract 1: That part of the Northeast Quarter (NE/4) and That part of the East Half of the Southeast Quarter (E/2SE/4) North of the Centerline of the Saline River in Section 35, Township 12 South, Range 4 West of the 6th P.M., Ottawa County, Kansas.

- 178.9 taxable acres +/- total
- 155.05 acres tillable crop land
- 23.85 acres timber/river
- Wheat Base 110.2 acres PLC Yield 35
- Grain Sorghum Base 22.5 acre PLC Yield 45
- Possession upon Closing (except for 4.53 acres in the Southwest corner South of the creek)
- Located 1 1/2 Miles East of Culver on the South side of Aspen Road
- 2022 Taxes: \$2,161.10

Tract 2: The Southeast Quarter (SE/4) of Section 18, Township 12 South, Range 3 West of the 6th P.M., Ottawa County, Kansas.

- 159.2 taxable acres +/- total
- 146.43 acres tillable crop land
- 12.77 acres waterways and native grass
- Wheat Base 110.2 acres PLC Yield 35
- Grain Sorghum Base 22.4 acres PLC Yield 45
- Possession upon Closing
- Directions— 1 Mile South of K-18 Highway on 120th Road to Coronado Road then East 1/2 Mile on the North Side of Coronado Road.
- 2022 Taxes: \$2,520.12

**Mineral and Water Rights:** Seller's Interests pass with the land.



Terms: Online bidding available through [apwrealtors.hibid.com](https://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 or before March 31, 2023. 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. Scheibeler's, LLC 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.



**COLDWELL BANKER**  
**APW REALTORS®**

631 E. Crawford St.  
Salina, KS 67401  
785-827-3641  
[cbsalina.com](https://cbsalina.com)

Seller: Graves Farms, LP

**Auction Conducted by: Coldwell Banker APW REALTORS®**

**Chris Rost      785-493-2476**

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**Mark Baxa      785-826-3437**

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For more information or to Register and bid online go to [apwrealtors.hibid.com](http://apwrealtors.hibid.com)  
Online bidders must be registered 24 hours prior to the auction.

