

ABSOLUTE SIMULCAST LIVE AND ONLINE

LAND AUCTION

226 +/- ACRES • HARPER COUNTY, KANSAS

TUESDAY, MARCH 21, 2023 • 11:00 AM

LIVE LOCATION: American Legion, 201 E 10th St, Harper, KS

ONLINE BIDDING: Bidding at gavelroads.com.

SELLER: Joy Clements Trust



LEGAL DESCRIPTION: Part of the Northwest Quarter (NW 1/4) & North Half (N 1/2) Southwest Quarter (SW 1/4) of Section 11, Township 32, Range 6 West in Harper Co., KS (full legal to be provided by title company).

DIRECTIONS: Located 4 miles east of Harper, KS on Hwy 160. Located 2 1/2 miles west from Danville, KS.

DESCRIPTION: 226 +/- acres consisting of 204 acres of farmland with 187 acres of cultivation with the balance being waterways, pasture, and trees. Soils are 77% Class 2 with the balance to Class 3 & 4. Lime applied was approximately 2,750 lbs per acre. APH records indicate wheat making as much as 65 bu. per acre. Electricity is available.

TAXES: 2022 taxes - \$1,303.34, taxes will be prorated to the date of closing.

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

POSSESSION: Buyer will receive 1/3rd of the planted wheat and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance.

TERMS: \$30,000 down as earnest money due day of auction with balance due on or before April 21, 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 the 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, LLC are agents of the Seller.

Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker 316.425.7732.



Broker's Comment:
**Prime farm ground
located on Hwy 160**



Gene Francis, Broker & Auctioneer
(316) 641-3120 | gene@genefrancis.com

Tyler Francis, REALTOR® & Auctioneer
(316) 734-7342 | tyler@genefrancis.com

For more information, please visit genefrancis.com.

