

DICKINSON COUNTY REAL ESTATE & LAND AUCTION

TUESDAY, OCTOBER 10, 2023 * 6:30 PM

AUCTION LOCATION: Brookville Hotel (105 E. Lafayette), ABILENE, KANSAS

OPEN HOUSE: Sunday, September 24, 2023 (1-3 PM)

LAND DESCRIPTIONS



2981 Paint Road, Chapman, KS



Parcel 2 (S14-T12-R03)

49+/- acres of productive crop ground made up primarily of Muir silt loam and Sutphen silty clay loam soils.



Parcel 3 (S11-T12-R03)

78+/- acres of productive crop ground made up primarily of Crete silty loam and Hobbs silt loam.



Parcel 4 (S03-T12-R03)

151+/- acres of native grass and timber.

Parcel 1 (S11-T12-R03)

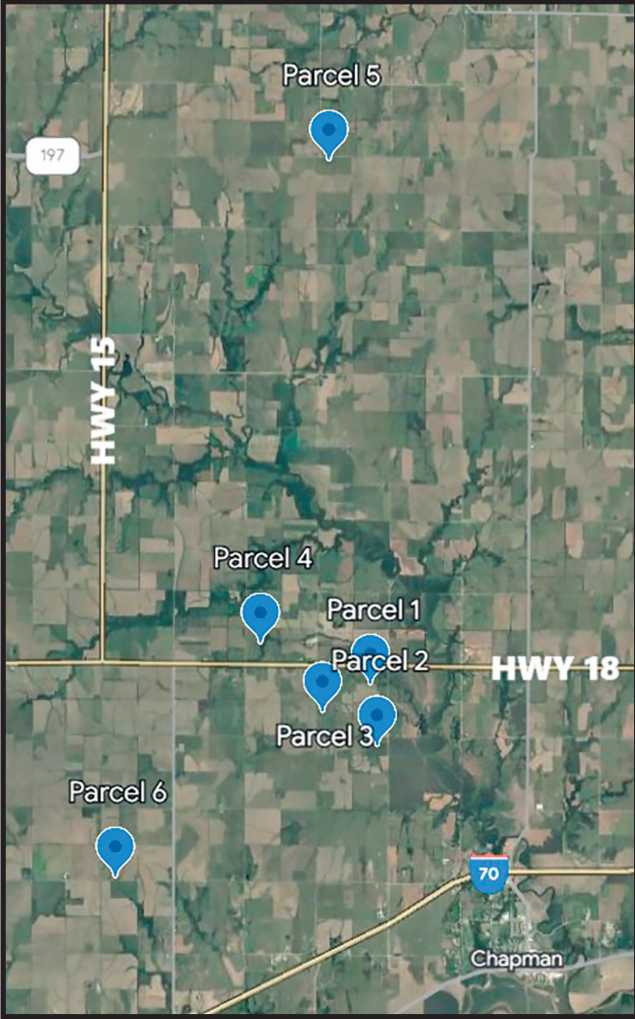
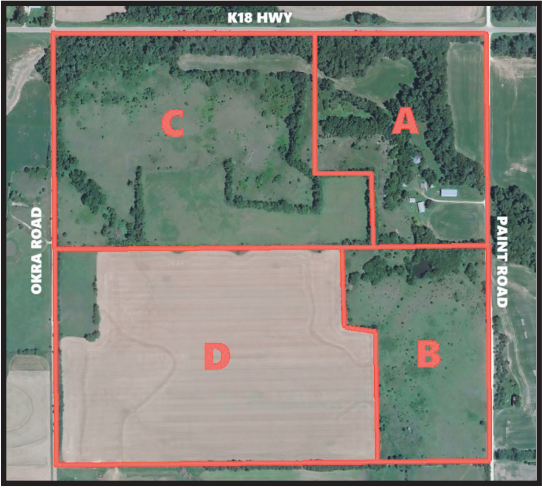
* **TRACT A (26+/- acres)** On this property you will find a well maintained Wardcraft home consisting of nearly 1300 sq. ft on the main floor with a ranch layout including 2 bedrooms and 2 baths that still boasts an open floor plan. The home sets on a full basement that has been mostly finished but offers even more opportunity for additional living space. The farmstead comes with a unique combination of approximately 6.5 acres of crop ground with the balance being native grass and timber. Do not forget the 45 x 95 shop and additional outbuildings that top off this great property!

* **TRACT B (22+/- acres)** Native grass tract that offers great views and comes with an established pond.

* **TRACT C (51.5+/- acres)** Combination tract made up of timber, native grass and approximately 11 acres that is currently enrolled in CRP. Could make for a nice wintering pasture or a recreation property.

* **TRACT D (55.5+/- acres)** Primarily productive crop ground with small 3 +/- acre hay meadow.

* **TRACT E** - Combination of Tracts A, B, C & D.



Parcel 5 (S02-T11-R03)

75+/- acres currently in CRP with contract through 2030.



Parcel 6 (S29-T12-R03)

77+/- acres with approximately 20 acres in production with Crete silty clay loam soils with the balance in CRP until 2028.

SELLER:
ELDON & NELDA HOOVER TRUST

REAL ESTATE TERMS: Property sells AS-IS, WHERE IS. 10% non-refundable down payment is required on the day of sale by check. Buyer must be able to close on or before November 13, 2023. Buyer needs a bank letter of loan approval or funds verification. Cost of Owner's Title Policy to be split equally between Buyer and Seller. Buyers are responsible for understanding all zoning, building & other regulations associated with the property prior to the day of auction. Survey for PARCEL 1 will only be conducted if property sells to separate buyers. Possession of crop ground will be at the conclusion of 2023 harvest if it is not completed by closing. **All acreages and soil information came from county and Acre Value websites.** All announcements day of sale take precedence over written materials.

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OFFICE LOCATION: 15610 W. Clary Circle, WAMEGO, KS, 785-539-2732



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