

PASTURE LAND AUCTION

Tuesday - March 26th - 10:00 A.M.
Municipal Community Building, White City, KS 66872

158 +/- Acres **Morris County, KS Pasture**

Legal Description:

S31, T14, R08E, ACRES 158.8, LTS 20-23 SW1/4; LS RW

Property Features:

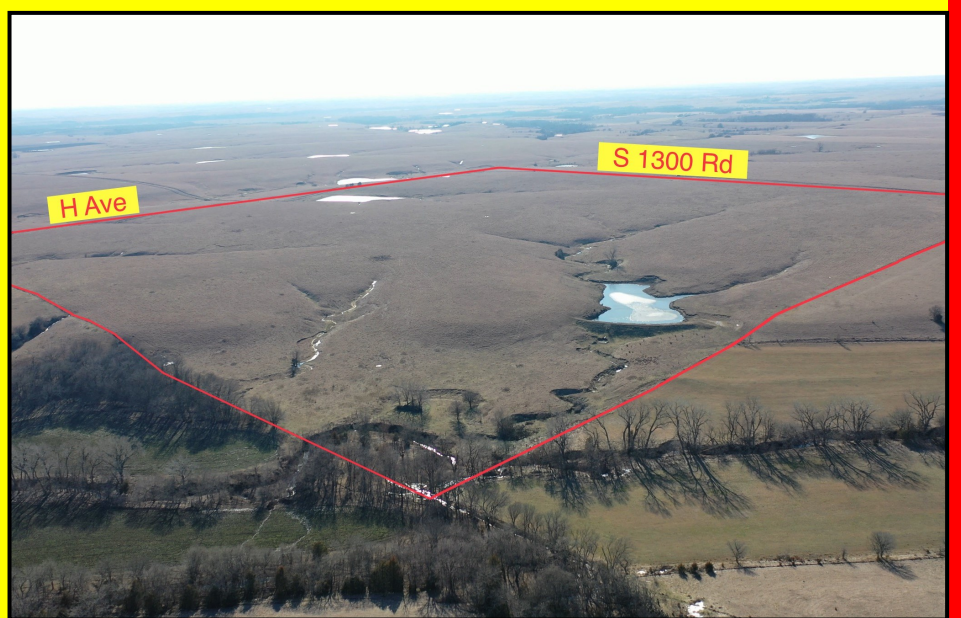
- **Located within half hour of Manhattan, Junction City and Council Grove.**
- **Excellent maintenance program with perfect perimeter fencing.**
- **2-large ponds with year round water.**
- **Conservation award winning pasture!**

2023 Property Taxes: \$706

Property Location:

From Dwight, KS take Hwy 4, 3 miles south to G Ave, Take G Ave 1 mile east to S 1300 Rd, 1/2 south to NW corner. From Council Grove, KS take Hwy 177 north ~9 miles to G Ave. 4 miles west on G Ave, take S 1300 Rd 1/2 south to NW corner.

VISIT WEBSITE FOR COMPLETE DETAILS



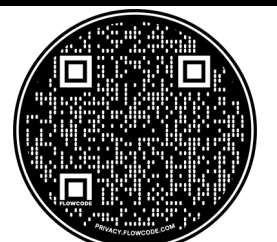
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Terms & Possession: 10% down day of sale, balance due at closing on or before 4/29/2024. Seller to pay 2023 and prior years taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Seller's interest in mineral rights transfer with the sale. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Aerials are representations and not guaranteed to be actual property lines.



SELLER
Pepper Farms LLC



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www.MidwestLandandHome.com