

GF&A

LIVE & ONLINE

LAND AUCTION

THURSDAY, May 2, 2024 • 11:00 AM

LIVE LOCATION: Westview Lodge Event Center - 1300 N Westview, Harper, KS

ONLINE BIDDING: www.gavelroads.com

Tract 1



Tract 2



Tract 3

TRACT 1: 62 ± acres featuring terraced cultivation, highway frontage, and electricity availability. Situated just 3 miles north on Hwy 2 from Anthony, KS, it provides easy access to nearby amenities.

Legal Description: Part of the S ½ SE ¼ of 2-33-7W in Harper Co., KS (full legal description to be described by Security 1st Title).

Location: From Anthony, KS, travel north on Hwy 2 for 3 miles. Property is located in the northwest corner of Hwy 2 & NE 30 Rd.

Possession: Possession will be after the 2024 summer wheat harvest. Seller is reserving the 2024 crop.

Taxes: \$343.22 - 2024 Taxes will be prorated to the date of closing.

Minerals: Seller's mineral interest will pass to the Buyer.

Soils: 90% Class 2 including Grant silt loam & Nashville silt loam, 9% Class 4 Nashville silt loam, & 1% Class 6 Woodward-Port complex.

TRACT 2: 217 ± acres to terraced cultivation with a small grove of trees. FSA states 218.95 acres of farmland with 209.90 acres of cropland. 100 Acres are to wheat with the balance being open ground. Opportunity to buy land adjacent to Anthony Lake with highway frontage. Electricity is available. Situated just 3 miles north on Hwy 2 from Anthony, KS, it provides easy access to nearby amenities.

Legal Description: NW ¼ minus a 76 ac tract & NE ¼ of 11-33-7W in Harper Co., KS (full legal description to be described by Security 1st Title).

Location: From Anthony, KS, travel north on Hwy 2 for 3 miles. Property is located in the southwest corner of Hwy 2 & NE 30 Rd. Adjacent to Anthony Lake.

Possession: Possession will be after the 2024 summer wheat harvest. Seller is reserving the 2024 crop. The open ground will have been sprayed twice before the auction. Buyer shall reimburse the tenant \$30 per acre.

Taxes: \$852.14 - 2024 Taxes will be prorated to the date of closing.

Minerals: Seller's mineral interest will pass to the Buyer.

Soils: 55% Class 2 soils Grant silt loam, 40% Class 3 Crisfield sandy loam, 3% Class 4 Nashville silt loam, & 2% Class 6 Woodward-Port complex.

TRACT 3: 233 ± acres to all dryland cultivation with a small grove of trees bordering the north property line. FSA states 237.14 acres of farmland with 226.73 acres of cropland. There is gravel access to the property with electricity available.

Legal Description: Part of the NE ¼ & E ½ NW ¼ of 32-32-8W in Harper Co., KS (full legal description to be described by Security 1st Title).

Location: From Attica, KS, travel east on Hwy 160 and turn south on NW 90th Ave for 1 mile. Property is located in the southwest corner of NW 90th Ave & NW 50 Rd.

Possession: Possession will be after the 2025 summer wheat harvest. Seller is reserving the 2024 crop. Buyer will receive ⅓ of the 2025 crop and be responsible for ⅓ of the fertilizer, chemicals, and crop insurance.

Taxes: \$1,441.34 - 2024 Taxes will be prorated to the date of closing.

Minerals: Seller's mineral interest will pass to the Buyer.

Soils: 97% Class 2 including Nalim loam, Grant silt loam, Woodward-Quinian loams, Nashville silt loam, & Shellabarger fine sandy loam. 3% Class 3 including Nalim clay loam.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$5,000; Tract 2: \$20,000; Tract 3: \$20,000, with the balance due on or before June 3, 2024. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.



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