

LAND AUCTION

Thursday - May 16th - 10:00 A.M.
4-H Building (901 O ST) - Belleville, KS

232 +/- Acres - Republic Co. Land

Legal Description: W2 NE4 & NW 1/4 2-3-1W, 6th P.M., ACRES 232.33 (Acres represent taxable acres per the Republic County Kansas Appraisers Office)

2023 Property Taxes: \$977.86

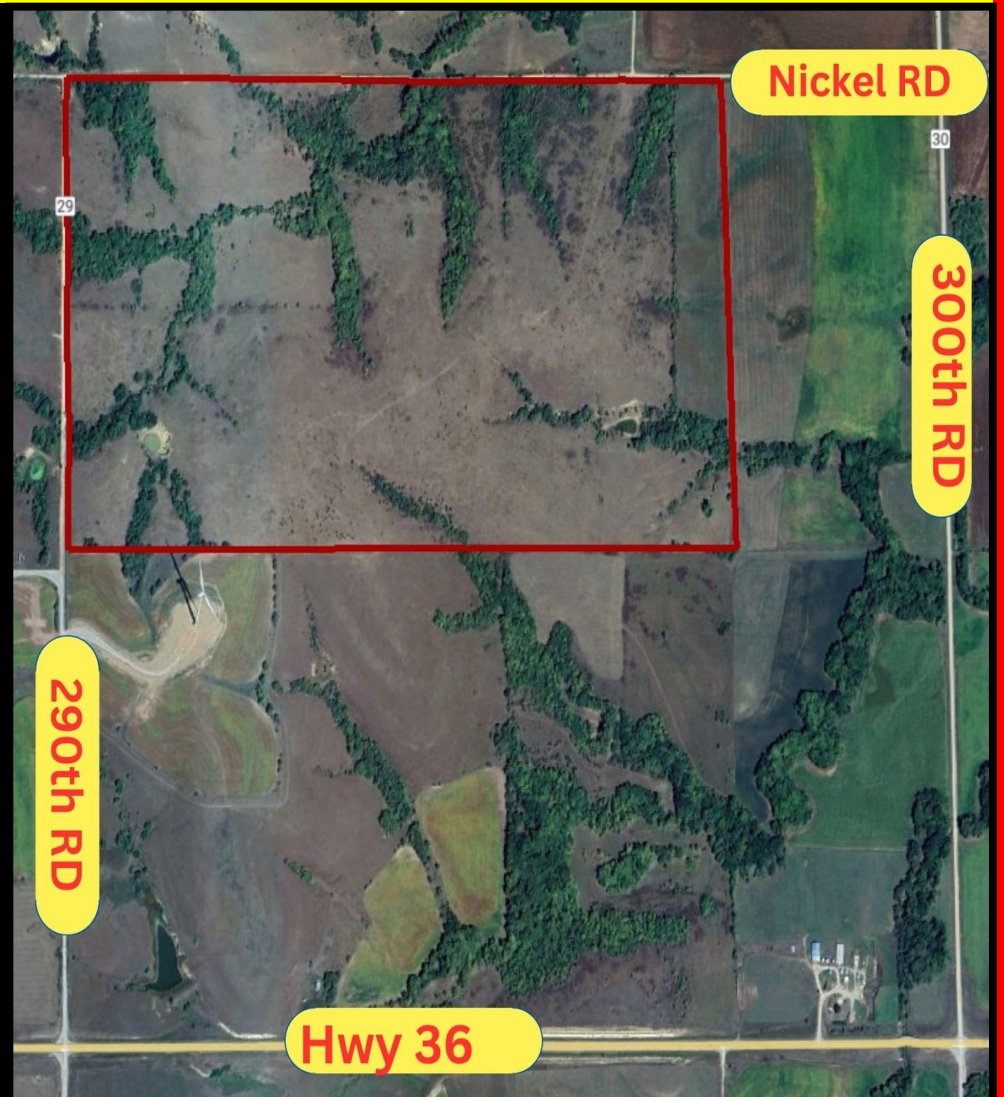
Description: This property is 100 % grass pasture. The gently rolling hills have ample trees for shade the three ponds can provide water. The fences are 4-5 wire and would need to be walked before turning out cattle but appear to be very adequate. There were Deer and Turkey on the property during the property inspection. If you are looking for a good pasture or just wanting to add to your current holdings, don't miss this auction.

Property Location:

From Cuba KS : From the Hwy 36 & Hwy 139 and Rd 260 intersection (Walthers corner) go east on Hwy 36 travel approximately 3 miles to 290th Rd. Turn North and travel 1/2 mile. This is the South west corner of the property. Watch for signs.



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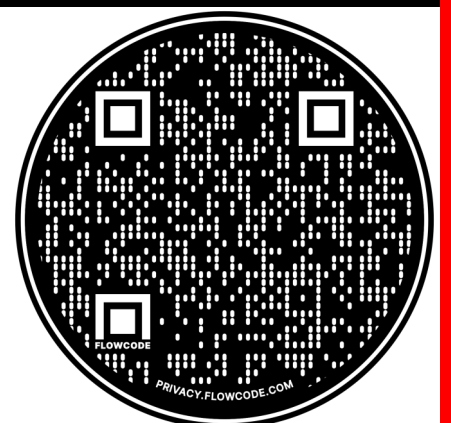
**Online Bidding
Opens
May 5, 2024**



Terms & Possession: 10% down day of the sale, balance due at closing on or before June 14th, 2024. Buyer to take full possession at closing. Buyer will be given access immediately after signing the purchase contract, providing proof of insurance, and paying the 10% earnest money. Seller to pay 2023 property taxes. Buyer to pay 2024 taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. Seller's interest in mineral rights to transfer with the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to the 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 disclaims any liability for errors, omissions, or changes regarding any information provided for this sale. 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. Pictures and property lines are illustrations only and not guaranteed to be actually property lines. Scott Condray is representing



Seller
Paul E. Walthers
Family Trust



Mark Uhlik, Listing Broker/ Auctioneer - 785.747.8568
Jeff Dankenbring Broker

www.MidwestLandandHome.com