



LIVE & ONLINE LAND AUCTION



TUESDAY EVE, MAY 21st, 2024 @ 7:00 pm

AUCTION LOCATION: SUPERIOR REAL ESTATE & LAND GROUP OFFICE @ 115 W. 17th Street, Lyndon, KS



317th STREET, MELVERN, KS

Great opportunity to purchase a heavily wooded outdoor hunting/retreat. Property has very dense coverage making a wonderful wildlife habitat. Would also make a beautiful, secluded recreational retreat. Rural water is not available at this time.

LOCATION: 1/2 mile west of 317th & Shawnee Heights Rd. (from Melvern go 4 miles East on 309th to Shawnee Heights Rd then 1 mile south to 317th then 1/2 mile west-property is on south side of minimum maintenance road)

TAXES: \$933.62

LEGAL: 20 acres more or less in E 1/2, NE 1/4 fractional S18--T-18-R17E. Osage County, KS.

POSSESSION: Mineral rights and full possession pass to buyers at closing.

*****AERIAL DRONE VIDEO & PICTURES ONLINE — CALL FOR VIEWING INFORMATION*****

INFORMATION AND ONLINE BIDDING: www.Superiorlandgroup.hibid.com

*****TERMS & CONDITIONS*****

\$5,000 of the purchase price as earnest money (non-refundable) and signature of binding contract day of auction, balance due at closing on or before **June 21, 2024**. Seller to pay 2023 taxes and all prior years and a prorated share of 2024 taxes at closing based on 2023 taxes of \$933.62. Buyers and Seller to share Seller's title insurance and closing agent's fee equally. Sells subject to easements, rights of ways, restrictions of record and zoning regulations. **ALL POTENTIAL BIDDERS ARE ENCOURAGED TO HAVE PROFESSIONAL INSPECTIONS THEY DESIRE, AT THEIR EXPENSE, PERFORMED BEFORE THE AUCTION. THE PROPERTY SELLS IN PRESENT EXISTING CONDITION WITHOUT WARRANTY, SURVEY OR ANY INSPECTIONS BY SELLER, BROKER OR AUCTIONEERS. FINAL SALE SUBJECT TO SELLER CONFIRMATION.** The property is not selling subject to loan approval. Prior financing should be made by Purchasers. Real estate broker will be acting as a transaction broker. Statements and forms of written contract day of auction take precedence over anything advertised.

****BUYER'S PREMIUM - SIX PERCENT (6%):** Buyer's Premium shall be added to the final bid price which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. Example: (winning bid \$100,000 + 6% buyer's premium = total purchase price of \$106,000). *****KANSAS REAL AGENTS** representing the successful bidder that was registered with Superior Real Estate & Land Group at 785-828-4212 at least 72 hours prior to auction and accompany buyer to auction, shall receive a \$100.00 commission at closing.

Property of the late Larry Hahn, Jr.; WINDI THOMAS, EXECUTOR



WISCHROPP AUCTIONS

Wayne Wischropp, Realtor/Auctioneer - Michele Loeffler, Realtor

BRANDY CRISS-ENGLER, Broker/Owner

Wischroppauctions.com / 785.828.4212