



ABSOLUTE • LIVE & ONLINE LAND AUCTION

Tuesday, September 10, 2024 • 11:00 AM

LIVE LOCATION: Meridian Center - 1420 E Broadway Ct, Newton, KS

ONLINE BIDDING: www.gavelroads.com



46± ACRES - HARVEY COUNTY, KANSAS

46± acres of prime cultivation located just 2 miles south of Newton, KS. This level ground features a small waterway, gravel frontage, and available electricity. Its strategic location, less than 2 miles from I-135 and Hwy 50, offers development potential.

FSA Info: FSA states 45.88 acres of farmland with 45.88 acres of cropland. Wheat base acres 25.2 with 66 PLC Yield; Corn base acres 10.95 with 119 PLC Yield; Soybean base acres 13.15 with 30 PLC Yield.



Legal Description: Part of the West Half (W ½) of the Southwest Quarter (SW ¼) of 32-23-1E in Harvey Co., KS (full legal description to be described by Security 1st Title).

Location: At the intersection of Hwy 50 & K-15 Hwy, travel south on S Kansas Ave for approximately 2 miles. Travel west on SW 36th St for 1 mile. Travel north on S Anderson Rd for approximately ¼ mile.

Soil Types: 63% Class 2 Ladysmith silty clay loam, 0-1% slopes & 37% Class 3 Ladysmith silty clay loam, 1-3% slopes.

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

Possession: Possession will be after 2025 wheat harvest. Seller will keep the 2024 cash rent. Buyer will receive 2025 cash rent.

Taxes: 2023 Taxes are \$570.62. Security 1st Title will prorate taxes to the date of closing.

Terms: \$15,000 Earnest money required and shall be paid the day of the auction with the balance due on or before October 10, 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. There is no Buyer's premium.



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