

WABAUNSEE COUNTY LAND & REAL ESTATE AUCTION

TUESDAY, OCTOBER 22, 2024 * 6:00 PM

AUCTION LOCATION: 427 Lincoln, WAMEGO, KANSAS (Ironclad)

PROPERTY LOCATION: 33338 Tallgrass Road, Alma KANSAS

OPEN HOUSE: Sunday, October 13 from 1-3 PM



DESCRIPTION:

TRACT 1: Home w/15 +/- acres.

Ready for your country oasis? If so, this should be on your list to see. With 3 bedrooms and just over 1550 sq ft on the main floor this home comes with a world of potential as it is set on a full unfinished basement. Outside the quaint country setting offers privacy but still has easy access to I-70. Do not overlook the multiple outbuildings including a two-car detached garage and a 30 x 80 machine shed! (S23-T11-R09E)

TRACT 2: 143 +/- acres of pasture & hay meadow (S23-T11-R09E)

TRACT 3: 135 +/- acres of pasture (S26-T11-R09E)

TRACT 4: 138 +/- acres pasture (S27-T11-R09E in Riley Co.)

TRACT 5: Tracts 1-4 all together.



REAL ESTATE TERMS: Property sells AS-IS, WHERE IS. 10% non-refundable down payment is required on the day of sale by check. Buyer must be able to close on or before November 22, 2024. Buyer needs a bank letter of loan approval or funds verification. Cost of Owner's Title Policy to be split equally between Buyer and Seller. Buyers are responsible for understanding all zoning, building & other regulations associated with the property prior to the day of auction. All announcements day of sale take precedence over written materials. Listing agent is serving as designated seller's agent.

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BILL DISBERGER, Listing Agent/Associate Broker, 620-921-5642

ANDREW SYLVESTER, Auctioneer, 785-456-4352

TERRI HOLLENBECK, Broker/Owner, 785-223-2947

**OFFICE LOCATION: 15610 W. Clary Circle, WAMEGO, KS
785-539-2732**



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