

GEARY COUNTY LAND AUCTION

MONDAY, OCTOBER 28, 2024 * 6:00 PM

AUCTION LOCATION: 120 Fort Riley Blvd., MANHATTAN, KANSAS

PROPERTY LOCATION: Intersection of Welcome Cemetery Road & Old Hwy 13



DESCRIPTION:

This fantastic mixed use property would be a great addition to any farming & ranch operation but also could provide for a great residential building site or recreational area.

TRACT 1: 10+/- acres of pasture and timber (includes water meter).

TRACT 2: 148+/- acres with approximately 78 acres of crop ground with the remainder in pasture that is served by two ponds.

TRACT 3: Tract 1 & 2 combined



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 December 3, 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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