175.8 +/- ACRES IN CHASE CO





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6:00 PM • TUESDAY, MARCH 4, 2025

Seller: Property of Thomas P and Deanna S Sollner

AUCTION LOCATION: The Chase Co Community Building at Swope Park, 1715 210 Rd, Cottonwood Falls, KS 66845



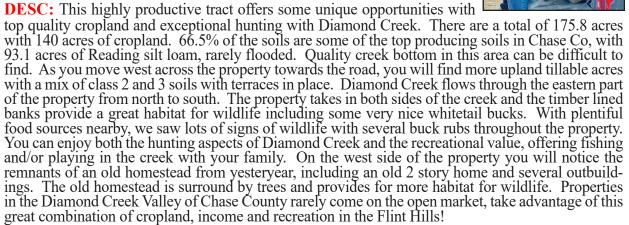
AUCTIONEERS NOTE: We are honored to represent the Sollner Family in the sale of this quality property in the Diamond Creek Valley of Chase County. Properties rarely come on the open market on Diamond Creek, let alone one that has high quality cropland, recreational opportunities and Diamond Creek. Whether you are an ag producer looking to add to your existing operation or an outdoorsman looking to invest in a great recreational hunting property with good income from the cropland, this is a property you will want to check out!



DIRECTIONS: From Strong City, KS, go west on US-50 for 4.5 miles to 225 Rd/Diamond Creek Rd, turn right and continue west for 0.7 miles to Diamond Creek Rd, turn right and continue northwesterly for 9.4 miles to the SW corner of the property on the east side of the county road. Watch for signs!

BRIEF LEGAL: The S/2 of SW/4 and The S/2 SE/4 lying west of RR ROW in Sec 7, AND The NE/4 of NE/4 lying west of RR ROW in Sec 18, AND The S/2 of SE/4 lying east of ROW line of Diamond Creek Rd in Sec 12, all in Township 18S, Range 7E, Chase County, Kansas containing approx. 175.8ac

2024 TAXES: \$2,184.63 MINERALS: Seller's minerals transfer to the buyer, there is no production.



TERMS: Earnest money due day of the auction will be \$90,000.00 made payable to Lyon County Title Co. The balance will be due in full at closing which shall be on or before Tuesday, April 8, 2025, at which time buyer will receive appropriate Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. Seller will pay for 2024 and all prior year's taxes and will keep the 2024 crop rent. The buyer will receive full possession at time of closing. There are approx. 30 acres planted to alfalfa that will transfer to the Buyer. Seller's mineral rights will transfer to the buyer. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. All information has been gathered from Chase Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

LIVE WEBCAST AUCTION: This will be a Live Webcast Auction with pre-bidding available via internet prior to sale time. At 6:00PM on March 4, the auction will close at live auction with Live internet bidding allowing online bidders to watch and bid in real time along with the live auction. Bidding available through HiBid, call for details and see additional terms online.

CHUCK MAGGARD Sales/Auctioneer Cell: 620-794-8824

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FSA Farm Data (DCP Cropland Acres: 149.81)
CROP BASE AC PLC YIELD
Wheat 43.24 35
Grain Sorghum 22.00 55
Soybeans 89.80 19
TOTAL 155.04

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