

# Land Auction

182 acres +/- in Saline County, KS

Tuesday, October 22, 2024, 7:00 PM

Webster Conference Center, 2601 N Ohio St, Salina



**Tract 1: NW/4NE/4 East of the River 15-13-1 & Part S/2SE/4 & N/2SE/4 South or Railroad 10-13-1, Saline County**

- Location: Northwest Corner of Donmyer and Riordan Roads
- 104.23 acres +/- crop land
- 1.93 acres +/- waterways and timber
- 2023 Taxes: \$1,213.41 (estimated) on 106.16 taxable acres
- 103.81 base acres in ARC County
- Wheat base/yield 37.02/43
- Corn base/yield 3.58/88
- Grain Sorghum base/yield 22.39/88
- Soybeans base/yield 40.83/31
- Possession: after milo harvest
- Water and Mineral Interests: All Water and Mineral Interests owned by the Seller will pass with the land to the Buyer.
- 20' wide Access Easement for property to the West

**Tract 2: The E/2SE/4 3-13-1, Saline County**

- Location: Northwest Corner of Donmyer and Humbargar Roads.
- 66.21 acres +/- crop land
- 9.94 acres timber and creek
- 2023 Taxes: \$893.74 on 76.15 taxable acres
- 65.73 base acres in ARC County
- Wheat base/yield 23.44/43
- Corn base/yield 2.26/88
- Grain Sorghum base/yield 14.18/88
- Soybeans 25.85/31
- Possession: After 2025 wheat harvest, buyer to receive 40% crop and 40% fertilizer, fungicide, & chemical expense
- Water and Mineral Interests: All Water and Mineral Interest owned by the Seller will transfer with the land to the Buyer

Seller: William T. Riordan Estate

Auction conducted by Coldwell Banker APW REALTORS®

Chris Rost, Broker 785-493-2476

Mark Baxa, Auctioneer 785-826-3437

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For More information go to: <https://chrisrost.cbsalina.com/land-auction>

scan the QR code for more information



Tract 1



**COLDWELL BANKER**  
APW REALTORS®

631 E. Crawford St.

Salina, KS 67401

785-827-3641

Cbsalina.com



Tract 2



**Terms:** The successful bidder will pay 10% down the day of the sale as non-refundable earnest money. The successful bidder will sign a real estate contract the day of the sale. Closing will be on November 22, 2024 or on such earlier date as the Buyer and Seller mutually agree. The purchase contract will not be contingent on the Buyer's financing, inspections or appraisal. The Seller will be responsible for all 2023 and prior years real estate taxes and the 2024 taxes will be prorated to the date of closing. Owner's Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Mid Kansas Title will be the Escrow Agent and provide Title Insurance. If a lender's title insurance policy is required, it will be at the Buyer's Expense. All statements the day of the sale will take precedence over any printed material. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS. All information is from sources deemed reliable, but is not guaranteed. The property will sell "AS-IS" with no guarantees made by the Seller or Coldwell Banker APW REALTORS or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in this transactions. The property is selling subject to the Seller's acceptance of the highest bid.