

Land Auction

319 acres +/- in Ottawa County, KS

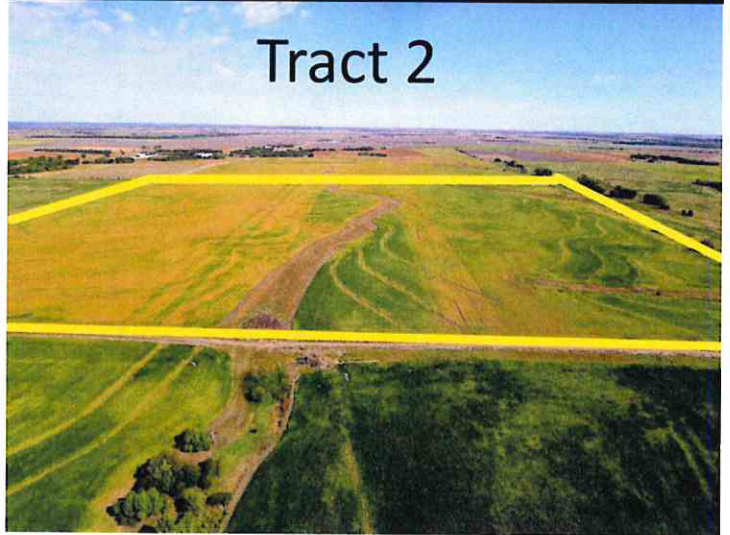
Tuesday, October 29, 2024, 7:00 PM

Webster Conference Center, 2601 N Ohio St, Salina

Tract 1



Tract 2



Tract 1: The Northwest Quarter (NW/4) 35-12-1, Ottawa County, Kansas

- Location: Southeast Corner of the Intersection of 280th Road and Aspen Road.
- 159.5 Taxable acres with 152.54 acres crop land and 6.96 acres waterways
- 2023 Taxes: \$2,786.76 (estimated)

Tract 2: The Southwest Quarter (SW/4) 35-12-1, Ottawa County, Kansas

- Location: Northeast Corner of the Intersection of 280th Road and Ottawa Road.
- 159.5 Taxable acres with 152.06 acres crop land and 7.44 acres waterways
- 2023 Taxes: \$2,786.76 (estimated)

Tract 3: Combination of Tracts 1 & 2

Base Acres: 308.5 base acres in ARC County with 300.2 acres wheat & yield 51, 8.3 acres soybeans & yield 46

Mineral and Water Interests: All mineral interest and water interest owned by the Seller will pass with the land to the buyer.

Possession: At closing

Seller: Thomas L. Barrett II

Auction conducted by Sunflower Realty and Coldwell Banker APW REALTORS®

Monte Nelson, Broker, Sunflower Realty 785-392-7481

Chris Rost, Broker, Coldwell Banker APW REALTORS® 785-493-2476

Mark Baxa, Auctioneer, Coldwell Banker APW REALTORS® 785-826-3437

Live/Simulcast Auction with online bidding available at [APWrealtors.hibid.com](https://www.apwrealtors.com/hibid)



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Land Auction

215 N Concord
Minneapolis, KS 67467



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 December 3, 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. Scheibeler's, LLC 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 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. Monte Nelson is acting as a Seller's Agent and Chris Rost and Mark Baxa are acting as Sub-Agents for the Seller in this transactions. The property is selling subject to the Seller's acceptance of the highest bid.