

Land Auction

117 acres +/- in McPherson County, KS

Tuesday, November 12, 2024, 7:00 PM

J.O. Sunstrom Center, 102 N. Main, Lindsborg, KS



Part of the NE/4 23-17-4 McPherson County, Kansas

- Location: Just West of Lindsborg past 11th Avenue on K-4 Highway on the South side of K-4
- 117 Taxable acres with 112 acres crop land and 5.5 acres waterways
- 2023 Taxes: \$1,450.00 (estimated)

Base Acres: 107.88 base acres in ARC County with

- Wheat base/yield 79.57/40
- Grain Sorghum base/yield 22.83/64
- Soybeans base/yield 5.48/21

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

Possession: After 2025 wheat harvest

Seller: 2M Storage & Rental, LLC

Auction conducted by Coldwell Banker APW REALTORS®

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

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

scan the QR code for more information



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Land Auction

631 E. Crawford St.
Salina, KS 67401
785-827-3641
Cbsalina.com



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 12, 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, Sunflower Realty 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 Agents for the Seller in this transaction. The property is selling subject to the Seller's acceptance of the highest bid.

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